

Fill in this information to identify your case:

Debtor 1 **Alan Dwayne Fritz**
 First Name Middle Name Last Name

Debtor 2
 (Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**

Case number **1:24-bk-02554**
 (if known)

☐ Check if this is an amended filing

Official Form 106Sum

Summary of Your Assets and Liabilities and Certain Statistical Information

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Fill out all of your schedules first; then complete the information on this form. If you are filing amended schedules after you file your original forms, you must fill out a new *Summary* and check the box at the top of this page.

Part 1: Summarize Your Assets

		Your assets Value of what you own
1. Schedule A/B: Property (Official Form 106A/B)		
1a. Copy line 55, Total real estate, from Schedule A/B.....	\$	406,728.00
1b. Copy line 62, Total personal property, from Schedule A/B.....	\$	68,060.00
1c. Copy line 63, Total of all property on Schedule A/B.....	\$	474,788.00

Part 2: Summarize Your Liabilities

		Your liabilities Amount you owe
2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 106D)		
2a. Copy the total you listed in Column A, <i>Amount of claim</i> , at the bottom of the last page of Part 1 of <i>Schedule D</i> ...	\$	338,736.59
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 106E/F)		
3a. Copy the total claims from Part 1 (priority unsecured claims) from line 6e of <i>Schedule E/F</i>	\$	0.00
3b. Copy the total claims from Part 2 (nonpriority unsecured claims) from line 6j of <i>Schedule E/F</i>	\$	106,667.10
Your total liabilities		\$ 445,403.69

Part 3: Summarize Your Income and Expenses

4. Schedule I: Your Income (Official Form 106I)		
Copy your combined monthly income from line 12 of <i>Schedule I</i>	\$	5,173.70
5. Schedule J: Your Expenses (Official Form 106J)		
Copy your monthly expenses from line 22c of <i>Schedule J</i>	\$	3,745.44

Part 4: Answer These Questions for Administrative and Statistical Records

6. **Are you filing for bankruptcy under Chapters 7, 11, or 13?**
- ☐ No. You have nothing to report on this part of the form. Check this box and submit this form to the court with your other schedules.
- ☒ Yes
7. **What kind of debt do you have?**
- ☒ **Your debts are primarily consumer debts.** *Consumer debts* are those "incurred by an individual primarily for a personal, family, or household purpose." 11 U.S.C. § 101(8). Fill out lines 8-9g for statistical purposes. 28 U.S.C. § 159.
- ☐ **Your debts are not primarily consumer debts.** You have nothing to report on this part of the form. *Check this box* and submit this form to the court with your other schedules.

Debtor 1 Alan Dwayne FritzCase number (if known) 1:24-bk-02554

8. **From the *Statement of Your Current Monthly Income*:** Copy your total current monthly income from Official Form 122A-1 Line 11; **OR**, Form 122B Line 11; **OR**, Form 122C-1 Line 14.

\$ 0.00

9. **Copy the following special categories of claims from Part 4, line 6 of *Schedule E/F*:**

	Total claim
From Part 4 on <i>Schedule E/F</i>, copy the following:	
9a. Domestic support obligations (Copy line 6a.)	\$ <u>0.00</u>
9b. Taxes and certain other debts you owe the government. (Copy line 6b.)	\$ <u>0.00</u>
9c. Claims for death or personal injury while you were intoxicated. (Copy line 6c.)	\$ <u>0.00</u>
9d. Student loans. (Copy line 6f.)	\$ <u>0.00</u>
9e. Obligations arising out of a separation agreement or divorce that you did not report as priority claims. (Copy line 6g.)	\$ <u>0.00</u>
9f. Debts to pension or profit-sharing plans, and other similar debts. (Copy line 6h.)	+\$ <u>0.00</u>
9g. Total. Add lines 9a through 9f.	\$ <u>0.00</u>

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First Name Middle Name Last Name

Debtor 2
(Spouse, if filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**

Case number **1:24-bk-02554**

☐ Check if this is an amended filing

Official Form 106A/B
Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an Interest In

1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property?

- ☐ No. Go to Part 2.
- ☒ Yes. Where is the property?

1.1

682 Woodburne Road

Street address, if available, or other description

Lewisberry PA 17339-0000

City State ZIP Code

York

County

What is the property? Check all that apply

- ☒ Single-family home
- ☐ Duplex or multi-unit building
- ☐ Condominium or cooperative
- ☐ Manufactured or mobile home
- ☐ Land
- ☐ Investment property
- ☐ Timeshare
- ☐ Other

Who has an interest in the property? Check one

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another

Other information you wish to add about this item, such as local property identification number:

Value per market analysis - see attached

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?

\$406,728.00

Current value of the portion you own?

\$406,728.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.

☐ Check if this is community property (see instructions)

2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here.....=>

\$406,728.00

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on *Schedule G: Executory Contracts and Unexpired Leases*.

3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles

- ☒ No
- ☐ Yes

4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories*Examples:* Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories

- ☒ No
☐ Yes

5 Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for pages you have attached for Part 2. Write that number here.....=>

\$0.00**Part 3: Describe Your Personal and Household Items**

Do you own or have any legal or equitable interest in any of the following items?

Current value of the portion you own?
Do not deduct secured claims or exemptions.

6. Household goods and furnishings*Examples:* Major appliances, furniture, linens, china, kitchenware

- ☐ No
☒ Yes. Describe.....

Furniture , appliances, tools, push mower, snowblower, and miscellaneous household goods

\$4,275.00**7. Electronics***Examples:* Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games

- ☐ No
☒ Yes. Describe.....

Electronics

\$1,000.00**8. Collectibles of value***Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

- ☒ No
☐ Yes. Describe.....

9. Equipment for sports and hobbies*Examples:* Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

- ☐ No
☒ Yes. Describe.....

Violin - value listed is current asking price

\$55,000.00

Violin bows

\$7,000.00

Painting supplies

\$500.00**10. Firearms***Examples:* Pistols, rifles, shotguns, ammunition, and related equipment

- ☒ No
☐ Yes. Describe.....

11. Clothes*Examples:* Everyday clothes, furs, leather coats, designer wear, shoes, accessories

- ☐ No
☒ Yes. Describe.....

Men's clothing and mink stole\$275.00**12. Jewelry***Examples:* Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver☒ No☐ Yes. Describe.....**13. Non-farm animals***Examples:* Dogs, cats, birds, horses☒ No☐ Yes. Describe.....**14. Any other personal and household items you did not already list, including any health aids you did not list**☒ No☐ Yes. Give specific information.....**15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here**\$68,050.00**Part 4: Describe Your Financial Assets****Do you own or have any legal or equitable interest in any of the following?****Current value of the portion you own?**
Do not deduct secured claims or exemptions.**16. Cash***Examples:* Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition☐ No☒ Yes.....**Cash**\$10.00**17. Deposits of money***Examples:* Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.☐ No☒ Yes.....

Institution name:

17.1. **checking**M & T Bank\$0.00

17.2.

Cash App\$0.00**18. Bonds, mutual funds, or publicly traded stocks***Examples:* Bond funds, investment accounts with brokerage firms, money market accounts☒ No☐ Yes.....

Institution or issuer name:

19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture☒ No☐ Yes. Give specific information about them.....

Name of entity:

% of ownership:

20. Government and corporate bonds and other negotiable and non-negotiable instruments*Negotiable instruments* include personal checks, cashiers' checks, promissory notes, and money orders.*Non-negotiable instruments* are those you cannot transfer to someone by signing or delivering them.☒ No

☐ Yes. Give specific information about them

Issuer name:

21. Retirement or pension accounts

Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans

☒ No

☐ Yes. List each account separately.

Type of account:

Institution name:

22. Security deposits and prepayments

Your share of all unused deposits you have made so that you may continue service or use from a company

Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others

☒ No

☐ Yes.

Institution name or individual:

23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years)

☒ No

☐ Yes.....

Issuer name and description.

24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.

26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).

☒ No

☐ Yes.....

Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c):

25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit

☒ No

☐ Yes. Give specific information about them...

26. Patents, copyrights, trademarks, trade secrets, and other intellectual property

Examples: Internet domain names, websites, proceeds from royalties and licensing agreements

☒ No

☐ Yes. Give specific information about them...

27. Licenses, franchises, and other general intangibles

Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses

☒ No

☐ Yes. Give specific information about them...

Money or property owed to you?

Current value of the portion you own?
Do not deduct secured claims or exemptions.

28. Tax refunds owed to you

☒ No

☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....

29. Family support

Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement

☒ No

☐ Yes. Give specific information.....

30. Other amounts someone owes you

Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else

☒ No

☐ Yes. Give specific information..

31. Interests in insurance policies

Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance

☒ No

☐ Yes. Name the insurance company of each policy and list its value.

Debtor 1 Alan Dwayne Fritz

Case number (if known) 1:24-bk-02554

Company name:

Beneficiary:

Surrender or refund
value:

32. Any interest in property that is due you from someone who has died

If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died.

☒ No

☐ Yes. Give specific information..

33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment

Examples: Accidents, employment disputes, insurance claims, or rights to sue

☒ No

☐ Yes. Describe each claim.....

34. Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims

☒ No

☐ Yes. Describe each claim.....

35. Any financial assets you did not already list

☒ No

☐ Yes. Give specific information..

36. Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached for Part 4. Write that number here.....

\$10.00

Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.

37. Do you own or have any legal or equitable interest in any business-related property?

☒ No. Go to Part 6.

☐ Yes. Go to line 38.

Part 6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In.

If you own or have an interest in farmland, list it in Part 1.

46. Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property?

☒ No. Go to Part 7.

☐ Yes. Go to line 47.

Part 7: Describe All Property You Own or Have an Interest in That You Did Not List Above

53. Do you have other property of any kind you did not already list?

Examples: Season tickets, country club membership

☒ No

☐ Yes. Give specific information.....

54. Add the dollar value of all of your entries from Part 7. Write that number here

\$0.00

Debtor 1 Alan Dwayne Fritz

Case number (if known) 1:24-bk-02554

Part 8: List the Totals of Each Part of this Form

55. Part 1: Total real estate, line 2		<u>\$406,728.00</u>
56. Part 2: Total vehicles, line 5	<u>\$0.00</u>	
57. Part 3: Total personal and household items, line 15	<u>\$68,050.00</u>	
58. Part 4: Total financial assets, line 36	<u>\$10.00</u>	
59. Part 5: Total business-related property, line 45	<u>\$0.00</u>	
60. Part 6: Total farm- and fishing-related property, line 52	<u>\$0.00</u>	
61. Part 7: Total other property not listed, line 54	+ <u>\$0.00</u>	
62. Total personal property. Add lines 56 through 61...	<u>\$68,060.00</u>	Copy personal property total <u>\$68,060.00</u>
63. Total of all property on Schedule A/B. Add line 55 + line 62		<div><u>\$474,788.00</u></div>

SELLER'S REPORT

682 Woodburne Rd, Lewisberry, PA 17339



Presented by
Francis Rivera

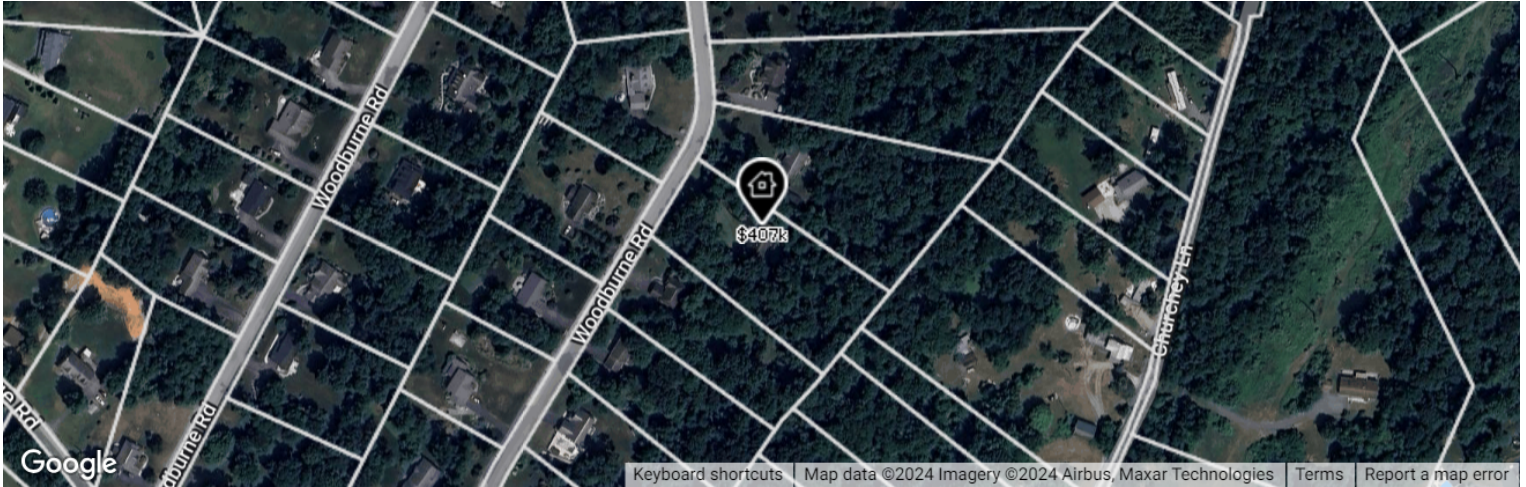
Work: 717-856-0031

Main: arojas1218@gmail.com

RE/MAX PATHWAY

618 Bridge St
New Cumberland, PA 17070

682 Woodburne Rd, Lewisberry, PA 17339



Legend:  Subject Property

■ Off Market • Notice of Foreclosure Sale

Current Estimated Value

\$472,400

Last RVM® Update: 9/22/2024

RVM® Est. Range: \$435K – \$510K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$3,310

↑ RVM® Change - Last 12 Months: 20.38%

Your Comp Analysis

\$406,728

Last Edited: 10/2/2024

\$269 Price per Sq. Ft.

Your Comp Analysis Range

\$363K – \$461K

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	2	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,512	-	-
Building Area (sq ft)	1,512	-	-
Lot Size	1.02 acres	-	-
Lot Dimensions	1.020 AC	-	-
Garage	Yes	-	-
Garage (spaces)	2	-	-
Year Built	1999	-	-
Total Rooms	5	-	-
Style	Cape Cod	-	-
Heating	Heat Pump	-	-
Cooling	Yes	-	-
Fireplaces	1	-	-
Basement	Full Basement	-	-
Construction	Wood	-	-
Exterior Walls	Wood Shingle	-	-
Number of Units	0	-	-
Number of Stories	1.5+B	-	-

Homeowner Facts

Owner Name (Public)	Fritz Alan D
Mailing Address	682 Woodburne Rd Lewisberry PA 17339-9334
Owner Occupied	Yes

Extended Home Facts



Legend: Subject Property

Interior Details

Garage 400 sq ft
Heating Fuel Type Electric

Exterior Details

Topography Level grade
Lot Size - Square Feet 44431 sq ft
Lot Size - Acres 1.020 ac
Neighborhood Code 02753000
Water Municipal
Sewer Municipal

Schools (based on location)

Elementary School Fairview Elementary School
Middle School Crossroads Middle School
High School Red Land Senior High School
School District West Shore School District

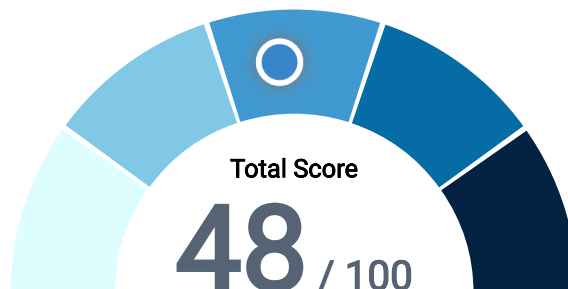
AARP Livability™ Index for 17339

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

Housing 48
Affordability & Access
Neighborhood 40
Access to Life, Work & Play
Transportation 43
Safe & Convenient Options
Environment 38
Clean Air & Water
Health 49
Prevention, Access & Quality
Engagement 50
Civic & Social Involvement
Opportunity 68
Inclusion & Possibilities

Historical Photos





Property History

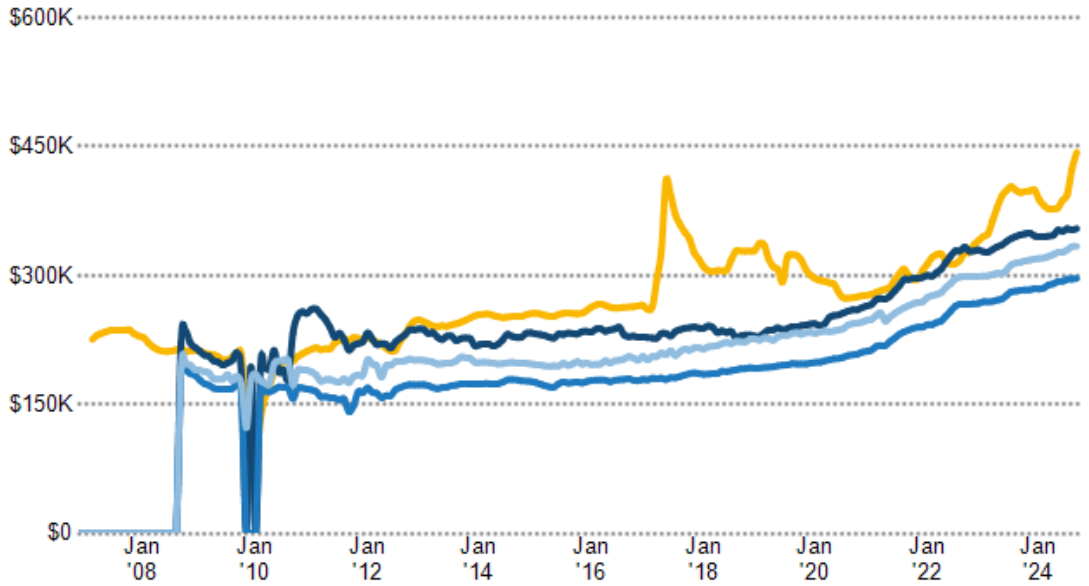
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Lewisberry
- York County
- Pennsylvania



Sales History

Sales Date	Sales Amount	Price per sq. ft.
11/10/2010	\$234,000	\$154
5/31/2006	\$224,900	\$148

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$117,350	\$55,110	\$172,460	\$4,276
2023	\$117,350	\$55,110	\$172,460	\$4,158
2022	\$117,350	\$55,110	\$172,460	\$4,145
2021	\$117,350	\$55,110	\$172,460	\$4,145
2020	\$117,350	\$55,110	\$172,460	\$3,853
2019	\$117,350	\$55,110	\$172,460	\$3,786
2018	\$117,350	\$55,110	\$172,460	\$3,712
2017	\$117,350	\$55,110	\$172,460	—
2016	\$117,350	\$55,110	\$172,460	\$1,093
2015	\$117,350	\$55,110	\$172,460	—
2014	\$117,350	\$55,110	\$172,460	—
2013	\$117,350	\$55,110	\$172,460	—
2012	\$117,350	\$55,110	\$172,460	—
2011	\$117,350	\$55,110	\$172,460	\$992
2007	\$117,350	\$55,110	\$172,460	—
2006	\$117,350	\$55,110	\$172,460	—

Legal Description

APN	27-000-QF-0095.U0-00000
Census Tract	421330202.211007
Abbreviated Description	DIST:27 CITY/MUNI/TWP:FAIRVIEW TOWNSHIP SUBD:RIDGEWOOD LOT 18; PLAN PP-130
City/Municipality/Township	Lewisberry, PA 17339

Mortgage Records

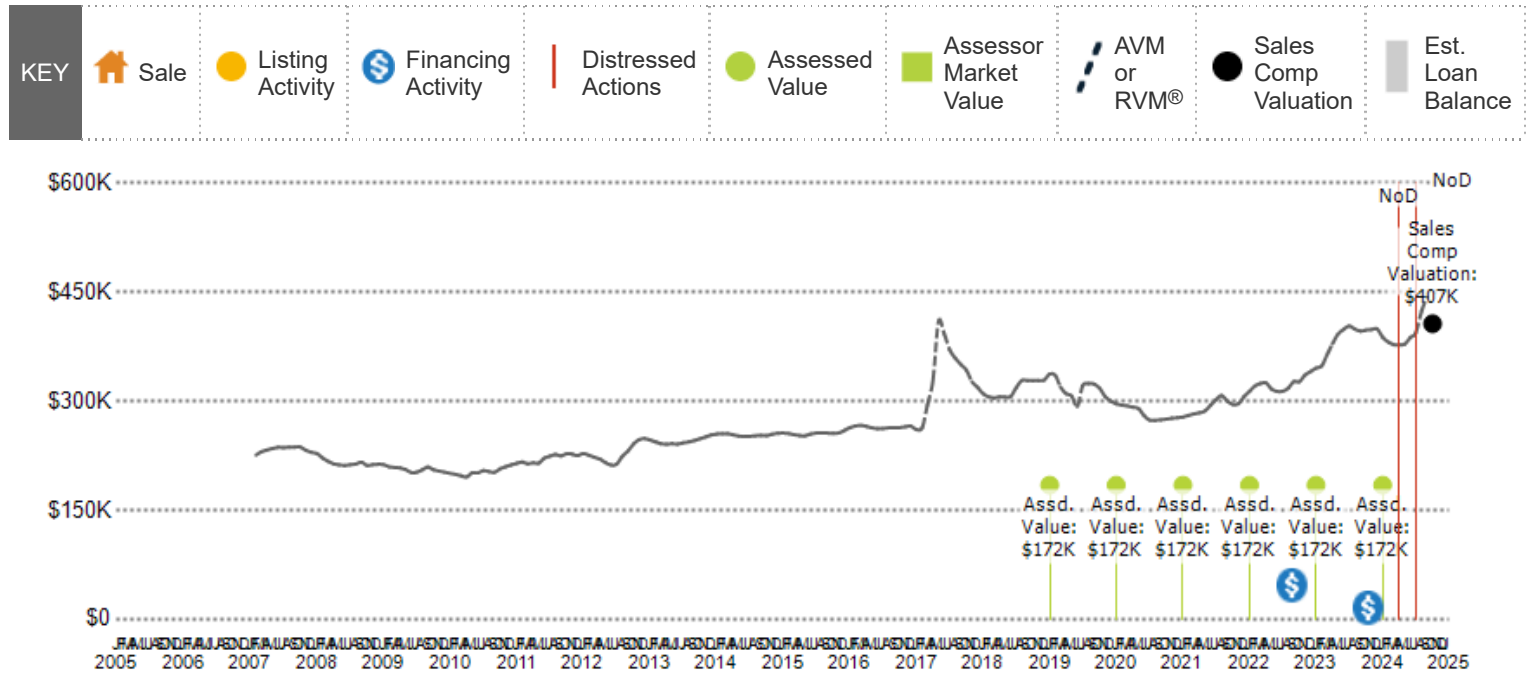
Recording Date	12/11/2023	10/21/2022	1/17/2019	5/31/2006
Borrower Name	ALAN D FRITZ	ALAN D FRITZ	ALAN D FRITZ	EILEEN L BAYONA
Lender Name	MIDFIRST BANK	LOANCARE LLC	MEMBERS 1ST FCU	CARDINAL FINANCIAL CORP
Lender Type	Bank	Not Known	Credit Union	Not Known
Loan Amount	\$11,897	\$42,445	\$43,500	\$33,735
Document Number	2023047908	2022055661	2019002330	2006041040
Loan Type	FHA	FHA	Commercial	Stand Alone Second
Contract Date	11/14/2023	9/26/2022	11/21/2018	5/26/2006
Due Date	12/1/2063	10/1/2040	—	6/1/2036
Finance Type	—	—	Variable	—

Deed Records

Recording Date	11/10/2010
Document Type	Deed
Sales Price	\$234,000
Sales Price Code	Full amount stated on Document
Buyer Name	ALAN D FRITZ
Buyer ID	Single Person or Individual
Seller Name	EILEEN L BAYONA
Seller ID	Single Person or Individual
Document #	2010055152
City Transfer Tax	\$1,170
Total Transfer Tax	\$2,340
Book #	2100
Page #	8594
Contract Date	11/5/2010

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Market Activity for 17339

Market Snapshot

Compared with Last Year: October 02, 2023 vs. October 02, 2024

Median Est. Home Value

\$355K

Up 2.1%

Median Listing Price

\$500K

Up 13.7%

Median Days in RPR

10

Down -50%

Sales Volume

8

Up 14.3%

Listing Price vs. Sales Price

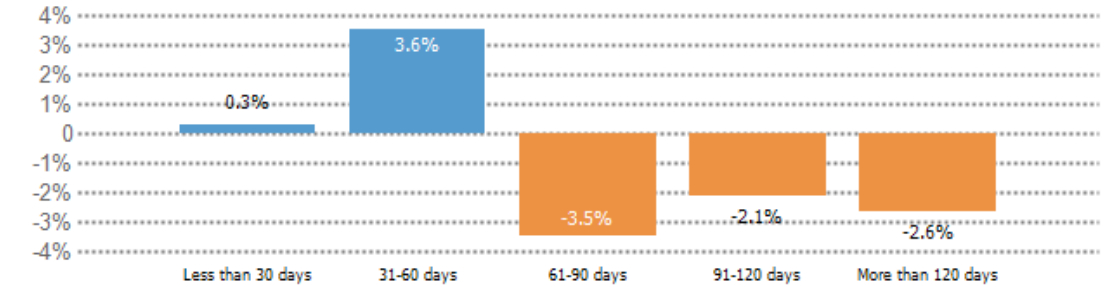
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

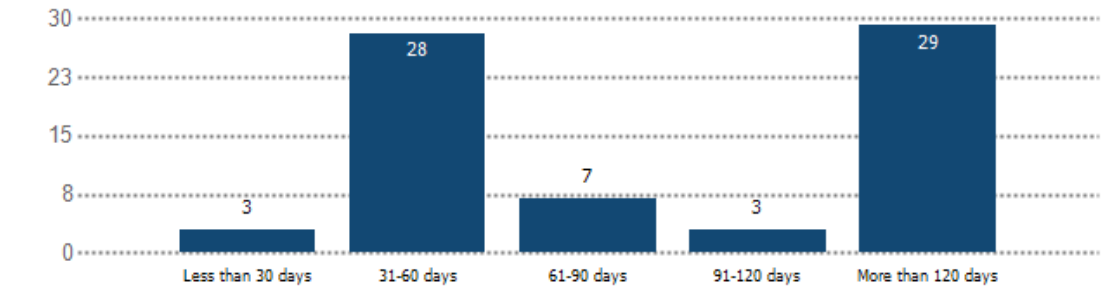
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

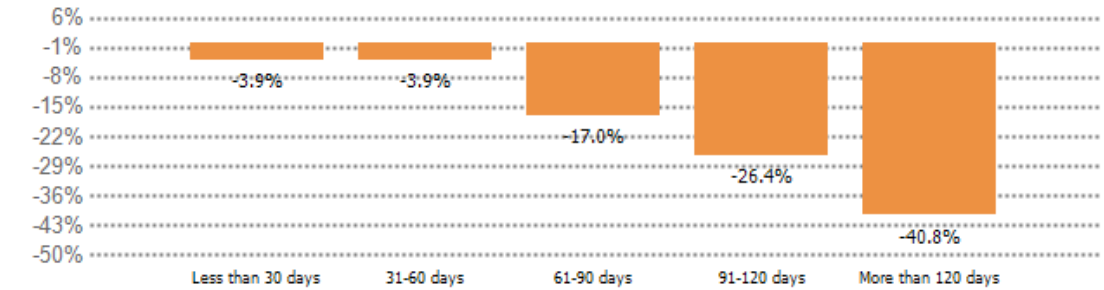
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

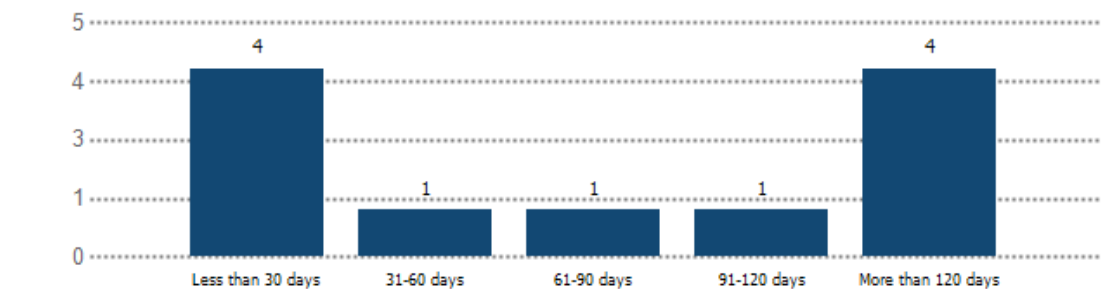
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All



Market Health Charts and Comparisons

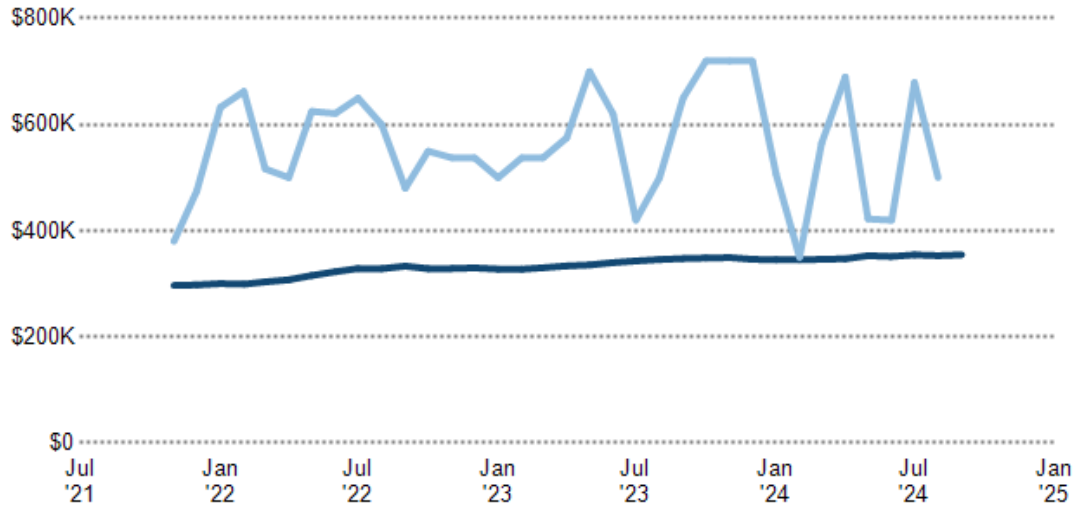
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

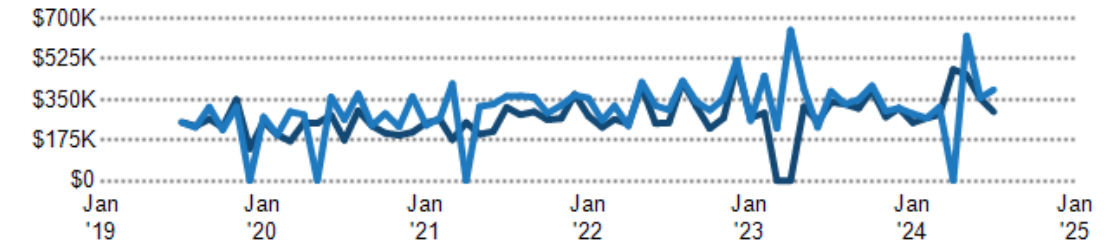
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

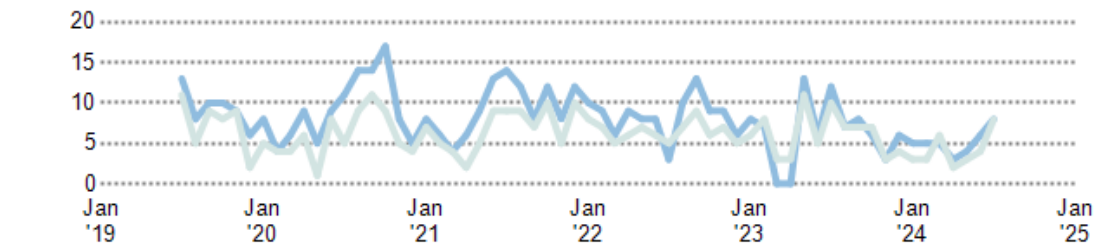
Update Frequency: Monthly

■ Median Sales Price Public Records
■ Median Sales Price Listings
■ Sales Volume Public Records
■ Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

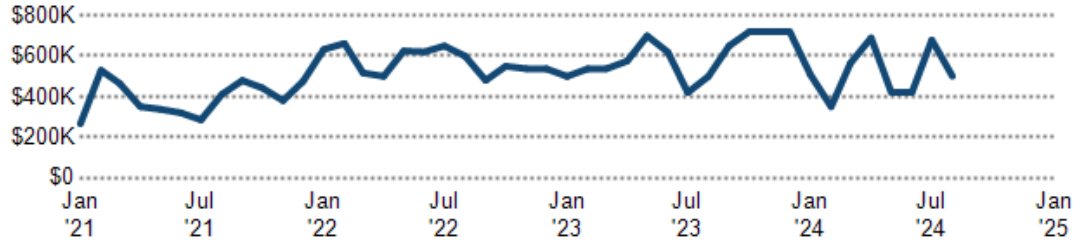
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

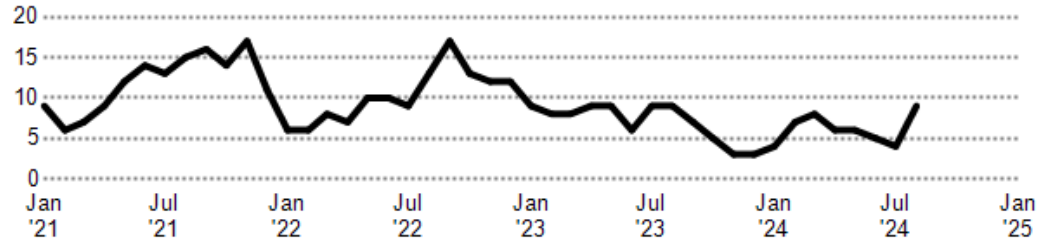
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by PropertyType



Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

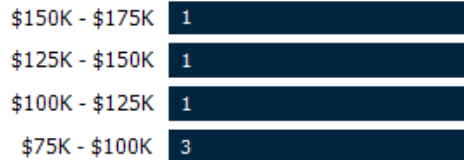
Update Frequency: Monthly

■ This Property
■ Comps

This Property

\$236K 1

Comps



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This Property

1,512 sq. ft. **\$472,400**

Comps

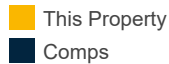
> 2,400 sq. ft. **\$495,000**
1,400 - 1,600 sq. ft. **\$414,666**
1,200 - 1,400 sq. ft. **\$344,750**

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



This Property

\$472K **1**

Comps

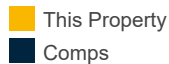
\$480K - \$540K **1**
\$420K - \$480K **1**
\$360K - \$420K **1**
\$300K - \$360K **3**

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



This Property

\$312 **1**

Comps

\$300 - \$330 **1**
\$240 - \$270 **4**
\$150 - \$180 **1**

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

25 yrs 1

Comps

45 - 50 yrs	1
35 - 40 yrs	2
25 - 30 yrs	2
20 - 25 yrs	1

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

5	1
4	1
3	13
2	2
0	1

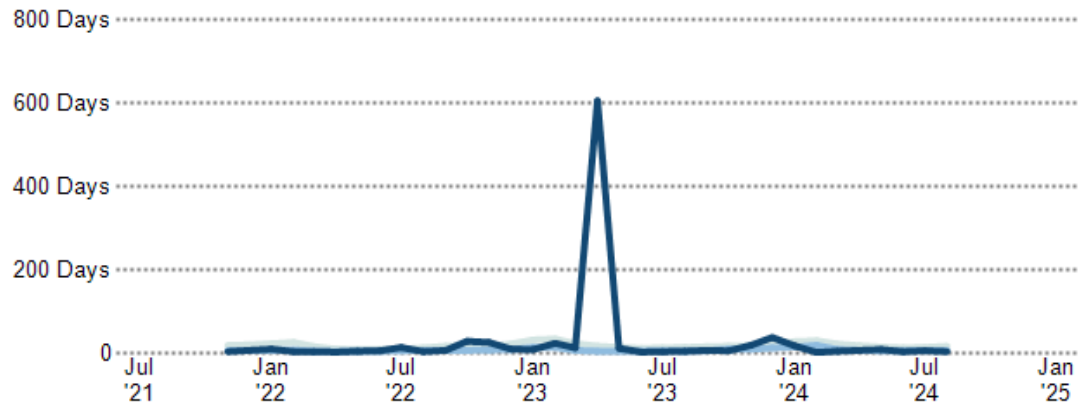
Median Days in RPR

This chart shows how long homes are listed in RPR before their status is converted to sold.

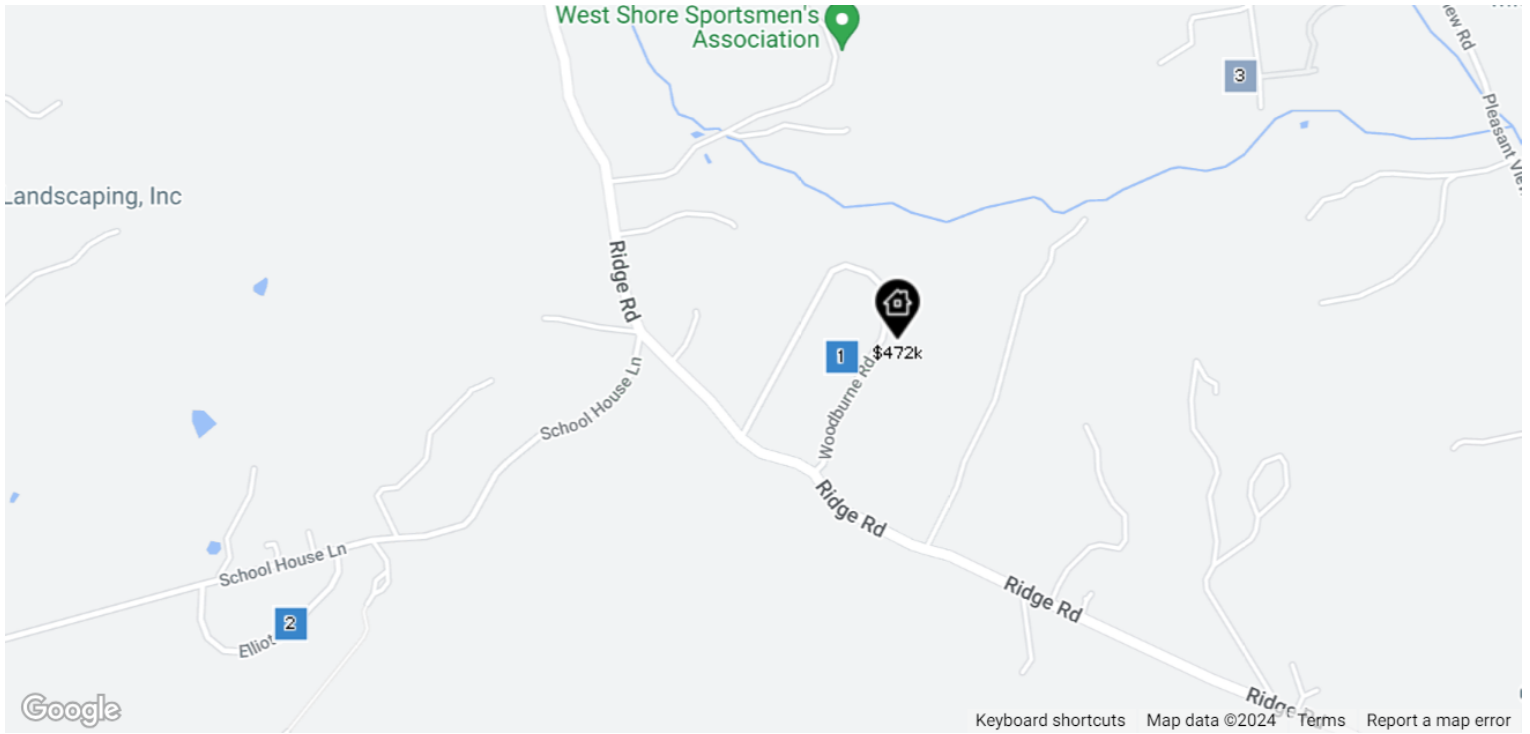
Data Source: Listing data

Update Frequency: Monthly

■ 17339
■ York County
■ Pennsylvania



Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

Comps Selected by Agent



Address	682 Woodburne Rd Lewisberry, PA 17339	669 Woodburne Rd Lewisberry, PA 17339	638 Elliott Dr Lewisberry, PA 17339	620 Gap Rd Lewisberry, PA 17339
Status	Subject Property	1 Closed	2 Closed	3 Closed
Amount	\$472,400 Est. Value	\$479,000 Closed Price	\$350,000 Closed Price	\$340,000 Closed Price
Recording Date	11/10/2010	7/31/2024	8/2/2024	6/19/2024
Days in RPR	—	54	155	47
Price Per Sq. Ft.	\$269	\$305	\$240	\$262
Bedrooms	2	3	3	4
Total Baths	2	2	2	3
Partial Baths	—	—	—	1
Total Rooms	5	6	5	7
Living Area	1,512	1,569	1,456	1,296
Building Area	1,512	1,569	1,456	1,296
Lot Size	1.02 acres	1.01 acres	0.5 acres	0.5 acres
Year Built	1999	1999	1975	1985
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing
Proximity	—	.08 Mi.	.88 Mi.	.57 Mi.
MLS ID	—	PAYK2062340	PAYK2056924	PAYK2060654
Listing Broker	—	Courtesy of Iron Valley Real Estate of York County	Courtesy of ListWithFreedom.com	Courtesy of Coldwell Banker Realty
Description		Welcome to your dream home! this beautifully maintained rancher offers an inviting open concept design, perfect for modern living. With 3 spacious bedrooms and 2 full baths, this home is ideal for families or those who love to entertain. Kitchen and living room have been completely remodeled, featuring contemporary finishes. You'll love the seamless flow between these spaces, making it easy to host gatherings or enjoy cozy nights in. Property boasts a partially finished basement, offering space for a home office, gym, or recreation room while...	Renovated in 2024, perfectly blending elegance with functional living space. Boasting 3 beds and 2 baths and 2184 sq ft on a .5 acre level lot backing up to an open field. Located in a friendly, quiet neighborhood with lots of sunlight, large backyard that is perfect for entertaining, a master suite with completely renovated bathrooms and elegant matte black fixtures. This gorgeous home features an all new roof, new hvac, new windows, new kitchen with granite counters & beautiful soft close cabinets next to brand new black stainless lg app...	Sprawling raised ranch home with 2544 sq ft of living space with oversized two car garage. Nestled in .5 acre scenic hilltop lot on a dead end street. Situated around the corner from red land high school and minutes from i 83 interchange. Features 4 br, 2.5 baths. New heat pump, hot water heater and rain spouting. Roof - 8 years old. Updated bathroom with walk-in shower. Lower level features large family room with wood burning stove, bedroom, laundry and bath + extra room for office, etc. Main bedroom has wic and full bath. Sli...

Highlighted fields were changed by agent to reflect knowledge of this property.

669 Woodburne Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 7/31/2024
* MLS Listing PAYK2062340: 6/7/2024

Closed Price

\$479,000

Closed Date: 7/31/2024
Days in RPR: 54

Current Estimated Value

\$473,830

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$464K – \$483K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$1,300**

↑ RVM® Change
Last 12 Months: **16.1%**

Welcome to your dream home!
This beautifully maintained rancher offers an inviting open concept design, perfect for modern living. With 3 spacious bedrooms and 2 full baths, this home is ideal for families or those who love to entertain. Kitchen and Living Room have been completely remodeled, featu...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)
Lot Size
Lot Dimensions
Basement (sq ft)
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

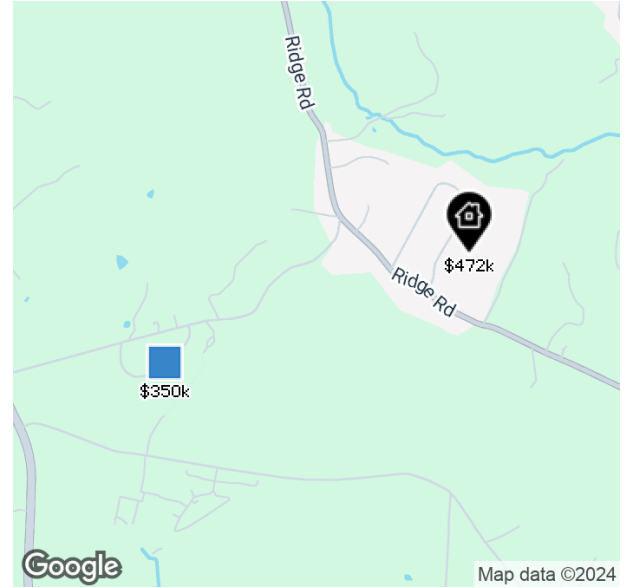
Single Family
Single Family Residential
3
2
2
—
1,569
1,569
1.01 acres
1.010 AC
—
Yes
2
1999
6
Ranch\Rambler
—
Forced Air Unit
Yes
Full Basement
—
Wood
Wood Shingle
0
1+AB

Listing Facts

Single Family
Free Standing
3
2
2
—
1,569
1,569
1.01 acres
569
Garage - Front Entry, Other
3
1999
—
—
Architectural Shingle
Forced Air
Central Air Conditioning
Combination
Block
Aluminum Siding, Vinyl Siding
—
—
1

Courtesy of Iron Valley Real Estate of York County

638 Elliott Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/2/2024
* MLS Listing PAYK2056924: 2/29/2024

Closed Price
\$350,000

Closed Date: 8/2/2024
Days in RPR: 155

Current Estimated Value
\$352,850

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$346K – \$360K

RVM® Confidence:
★★★★★

↑ RVM® Change
Last 1 Month: **\$160**

↑ RVM® Change
Last 12 Months: **67.99%**

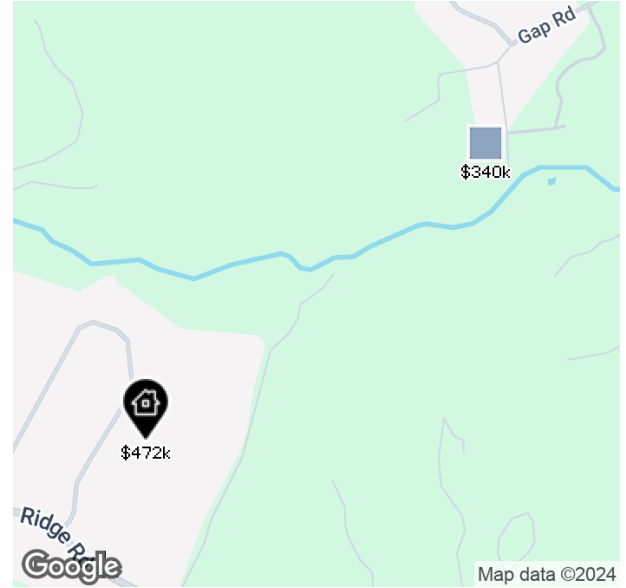
Renovated in 2024, perfectly blending elegance with functional living space. Boasting 3 beds and 2 baths and 2184 sq ft on a .5 acre level lot backing up to an open field. Located in a friendly, quiet neighborhood with lots of sunlight, large backyard that is perfect for entertaining, a master...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	2,184	1,456
Building Area (sq ft)	2,184	1,456
Lot Size	0.5 acres	0.5 acres
Lot Dimensions	21780 SF	–
Basement (sq ft)	–	728
Garage	–	Basement Garage, Inside Access, Oversized
Garage (spaces)	0	2
Year Built	1975	1975
Total Rooms	6	5
Style	Raised Ranch	–
Roofing	–	Architectural Shingle
Heating	Forced Air Unit	Electric Baseboard Heat, Heat Pump, Heat Pump-Elec Backup, Programmable Thermostat
Cooling	None	Ceiling Fans, Central Air Conditioning, Heat Pump(S), Programmable Thermostat
Fireplaces	1	1
Basement	Improved Basement (Finished)	Full, Fully Finished, Garage Access, Heated, Interior Access, Sump Pump, Windows
Foundation	–	Block
Construction	Wood	Asphalt, Brick Front, Metal Siding
Exterior Walls	Wood Shingle	–
Number of Units	0	–

Number of Stories	1+AB	1
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Courtesy of ListWithFreedom.com

620 Gap Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 6/19/2024
* MLS Listing PAYK2060654: 5/3/2024

Closed Price
\$340,000

Closed Date: 6/19/2024
Days in RPR: 47

Current Estimated Value

\$343,090

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$336K – \$350K

RVM® Confidence:



↓ RVM® Change
Last 1 Month: **-\$50**

↓ RVM® Change
Last 12 Months: **-9.51%**

Sprawling Raised Ranch home with 2544 sq ft of living space with oversized two car garage. Nestled in .5 acre scenic hilltop lot on a dead end street. Situated around the corner from Red Land High School and minutes form I 83 interchange. Features 4 BR, 2.5 baths. New Heat pump, hot water h...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)
Lot Size
Lot Dimensions
Basement (sq ft)
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

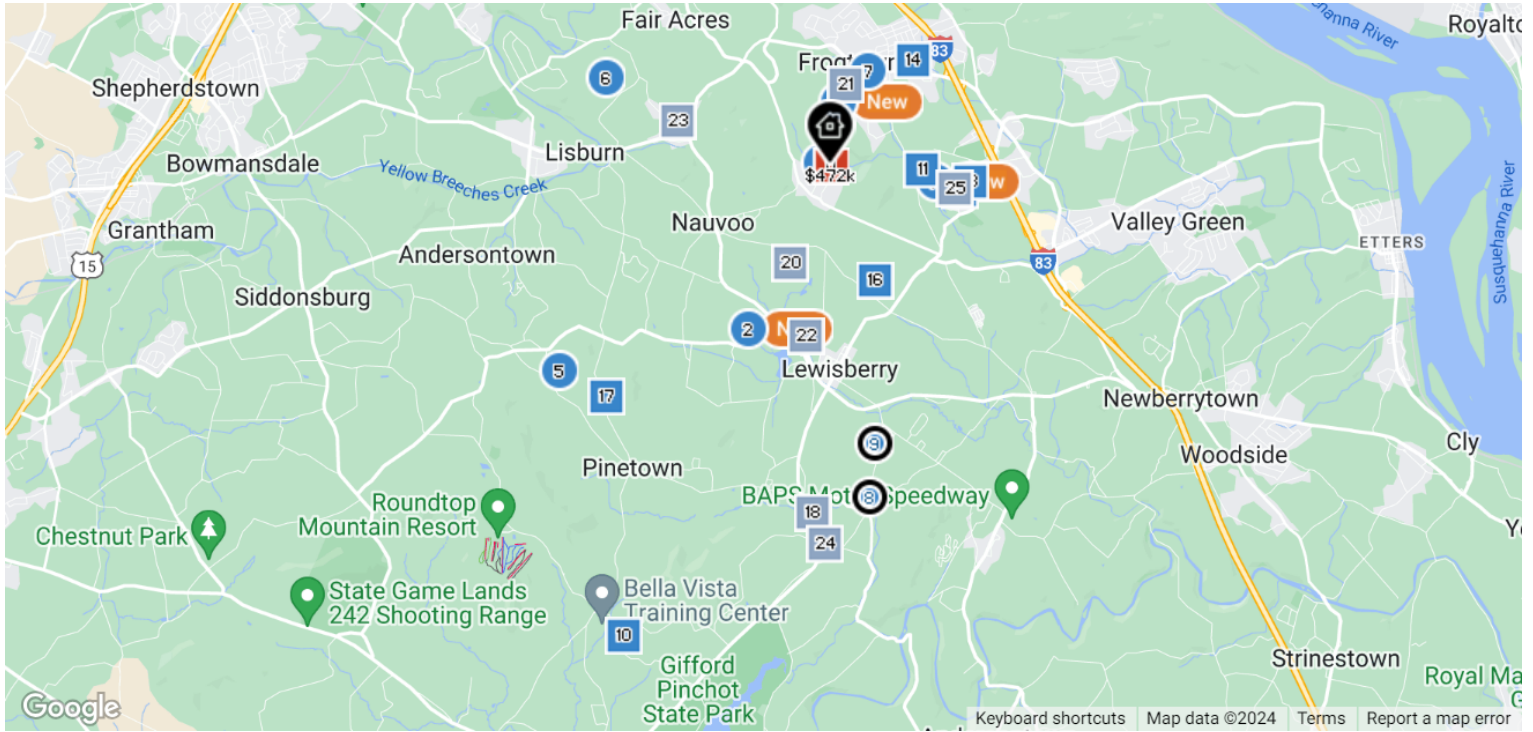
Single Family
Single Family Residential
3
3
2
1
2,544
2,544
0.5 acres
21780 SF
—
Yes
2
1985
7
Raised Ranch
Forced Air Unit
Yes
Improved Basement (Finished)
—
Wood
Wood Shingle
0
1+AB

Listing Facts

Single Family
Free Standing
4
3
2
1
1,296
1,296
0.5 acres
1,248
Garage - Front Entry, Garage Door Opener
2
1985
—
Heat Pump
Central Air Conditioning
No
Slab
Brick, Vinyl Siding
—
—
2

Courtesy of Coldwell Banker Realty

Selected Recent Market Activity for 17339



	User Selected Comps	Market Activity For Sale or For Lease Listings	Market Activity Pending Sales	Market Activity Expired Listings	Market Activity Closed
Total Number of Properties	3	7	2	8	8
Lowest Listing Price/Est. Value	\$340,000	\$330,000	\$264,900	\$199,990	\$150,000
Median Listing Price/Est. Value	\$350,000	\$659,900	\$282,400	\$499,900	\$376,000
Highest Listing Price/Est. Value	\$479,000	\$2,400,000	\$299,900	\$699,900	\$430,000
Median Living Area	1,456	2,992	1,658	2,010	1,902
Median Price per sq.ft.	\$262	\$243	\$171	\$202	\$198
Median Days in RPR	54	41	22	133	38
Median Age	39	28	48	34	48

Market
Activity:
Active



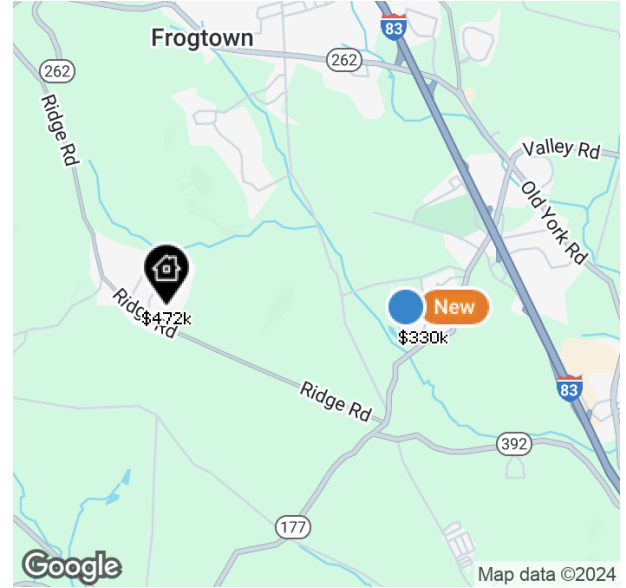
Address	682 Woodburne Rd Lewisberry, PA 17339	107 Catherine Ct Lewisberry, PA 17339	810 Marie Ave Lewisberry, PA 17339	612 Black Powder Dr Lewisberry, PA 17339	657 Woodburne Rd Lewisberry, PA 17339
Status	Subject Property	1 New Active	2 New Active	3 New Active	4 Active
Amount	\$472,400 Est. Value	\$330,000 List Price	\$365,000 List Price	\$719,000 List Price	\$495,000 List Price
Listing Date	—	9/27/2024	9/23/2024	9/6/2024	8/22/2024
Days in RPR	—	5	9	26	41
Price Per Sq. Ft.	\$269	\$266	\$243	\$238	\$165
Bedrooms	2	3	3	4	5
Total Baths	2	3	2	5	4
Partial Baths	—	1	—	1	1
Total Rooms	5	6	6	9	9
Living Area	1,512	1,241	1,500	3,026	2,992
Building Area	1,512	1,241	1,500	3,026	2,992
Lot Size	1.02 acres	0.25 acres	0.32 acres	0.68 acres	1 acre
Year Built	1999	1990	1930	2006	2000
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing	Free Standing
MLS ID	—	PAYK2069280	PAYK2069114	PAYK2068070	PAYK2067202
Listing Broker	—	Listing Courtesy of Coldwell Banker Realty	Listing Courtesy of Coldwell Banker Realty	Listing Courtesy of Iron Valley Real Estate of Central PA	Listing Courtesy of Joy Daniels Real Estate Group, Ltd
Description	Highlighted fields were changed by agent to reflect knowledge of this property.	Recently renovated and spacious 3 bed, 2.5 bath bi-level in desirable pleasant view on a quiet street. This beautifully updated home combines comfort and modern features, set in the sought-after pleasant view neighborhood on a peaceful, tree-lined cul-de-sac. Upstairs, the open-concept living, dining, and kitchen area is highlighted by vaulted ceilings, creating a bright and airy space perfect for gatherings. The kitchen offers a breakfast bar, newer countertops, stainless steel appliances, recessed lighting, and durable vinyl tile floor...	Amazing waterfront home on silver lake in lewisberry with beautiful views of the lake from your front door and direct access to the water from your yard. Don't miss this 3 bedroom, 2 bath cabin style house on the lake boasting modern updates, hickory kitchen with farmhouse sink. There is a 2 story great room with a wood/coal mark ii stove for those warm cozy nights and a den with a wet bar for all your entertaining needs. Having a 1st floor bedroom and bath allows for easy 1 floor living if needed with 2 more bedrooms upstairs with a clawfo...	Open house sunday oct 6th from 1-3pm. 1 year home warranty included: richard yingst "signature home" (total finished sq feet 4251). This home has all the bells and whistles! 4 bedrooms, 4 full and 1-1/2 bathrooms, large kitchen/living-room open floor plan with gas fireplace and nice deck attached. Deck has screened in location and open area. Home offers formal dining room and office/bonus room . Master bedroom is huge with gas fireplace, 2 walk in closets, ceramic tile master bathroom, jacuzzi tub and double head walk in shower. 3 nice siz...	Welcome to 657 woodburne rd. This enchanting cape cod-style residence exudes storybook charm, featuring a welcoming wrap-around porch with classic white railings that invite you to relax and enjoy the peaceful surroundings on your 1 acre lot. As you step through the front door, you're greeted by a spacious foyer that leads into the heart of the home—a stunning family room with soaring vaulted ceilings and an abundance of natural light streaming through large windows and two skylights. A pellet stove, nestled in a handcrafted stone accent corn...

Market
Activity:
Active



Address	682 Woodburne Rd Lewisberry, PA 17339	767 Pinetown Rd Lewisberry, PA 17339	400 Sawtooth Oak Dr Lewisberry, PA 17339	631 Whitetail Dr Lewisberry, PA 17339
Status	Subject Property	5 Active	6 Active	7 Active
Amount	\$472,400 Est. Value	\$2,400,000 List Price	\$1,254,000 List Price	\$659,900 List Price
Listing Date	—	8/5/2024	3/1/2024	2/2/2024
Days in RPR	—	58	215	243
Price Per Sq. Ft.	\$269	\$843	\$339	\$178
Bedrooms	2	4	4	6
Total Baths	2	5	4	6
Partial Baths	—	2	1	1
Total Rooms	5	9	—	11
Living Area	1,512	2,848	3,697	3,716
Building Area	1,512	2,848	3,697	3,716
Lot Size	1.02 acres	120.15 acres	2.07 acres	1.84 acres
Year Built	1999	1850	2024	1996
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential	Free Standing	Free Standing
MLS ID	—	PAYK2066246	PAYK2056694	PAYK2055592
Listing Broker	—	Listing Courtesy of Adore Real Estate Company	Listing Courtesy of RE/MAX 1st Advantage	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>A special opportunity awaits with this historic property turned wedding venue. 120 acres of rolling fields and woods surround a home that has welcomed many past prominent guests. The grandfathered use of the wedding business, as well as the home, pool, pond, banquet hall & barn are being offered for sale. The seller would also consider lease terms. There is ample parking for guests, walking trails to be enjoyed, and wooded acreage for hunting. Current zoning also allows uses such as campground, golf course, landscaping, greenhouse, b & b, and...</p>	<p>Exceptional craftsmanship and design define this home currently under construction by jw mumper construction. Nestled on a sprawling 2.07-acre lot, this spectacular home offers mountain views and an open floor plan that seamlessly combines luxury and functionality. Upon entry, the impressiveness of the space unfolds before you. The focal point is the expansive two-story great room, adorned with a striking two-story stone fireplace and large windows that frame the picturesque mountain scenery. Hardwood floors, crown molding, wainscoting and ch...</p>	<p>Major price improvement !!! exceptional brick custom built 2 car side load garage, 6 bedroom, 6 bath home located in (deer run estates). This grand desirable property boasts over 4900 sq ft. Of finished living space including a new roof 2021, 9 ft ceilings, fire place in the living room, an updated kitchen, an island, double wall ovens, a cooktop, and stainless steel appliances. The main-level primary bedroom has a primary bath, a soaking tub with a separate shower, and a walk-in closet. Formal dining room w/french doors, 2 story family roo...</p>

107 Catherine Ct, Lewisberry, PA 17339



LEGEND: Subject Property New This Listing

● Active

* New, Active: 9/27/2024

List Price

\$330,000

List Date: 9/27/2024
Days in RPR: 5

Current Estimated Value

\$364,960

Last RVM® Update: 9/11/2024

RVM® Est. Range:

\$339K – \$391K

RVM® Confidence:

★★★★★

↑ RVM® Change

Last 1 Month: **\$320**

↑ RVM® Change

Last 12 Months: **6.38%**

Recently Renovated and Spacious 3 Bed, 2.5 Bath Bi-Level in Desirable Pleasant View on a Quiet Street. This beautifully updated home combines comfort and modern features, set in the sought-after Pleasant View neighborhood on a peaceful, tree-lined cul-de-sac. Upstairs, the open-concept living...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)
Lot Size
Lot Dimensions
Basement (sq ft)
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

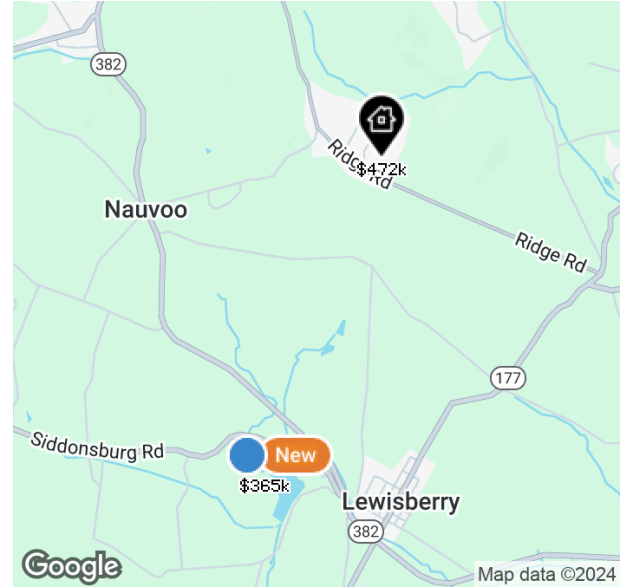
Single Family
Single Family Residential
3
3
2
1
1,862
1,862
0.25 acres
10890 SF
—
—
0
1990
6
Raised Ranch
—
Forced Air Unit
Yes
Improved Basement (Finished)
—
Wood
Wood Shingle
0
1+AB

Listing Facts

Single Family
Free Standing
3
3
2
1
1,241
1,241
0.25 acres
—
621
Garage - Front Entry
1
1990
—
Shingle
Forced Air
Central Air Conditioning
Full, Fully Finished
Block
Aluminum Siding, Vinyl Siding
—
—
2

Listing Courtesy of Coldwell Banker Realty

810 Marie Ave, Lewisberry, PA 17339



LEGEND: Subject Property New This Listing

Active

* New, Active: 9/23/2024

List Price

\$365,000

List Date: 9/23/2024
Days in RPR: 9

Current Estimated Value

\$279,560

Last RVM® Update: 9/11/2024

RVM® Est. Range:
\$240K – \$319K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$60**

↑ RVM® Change
Last 12 Months: **–**

Amazing waterfront home on Silver Lake in Lewisberry with beautiful views of the lake from your front door and direct access to the water from your yard. Don't miss this 3 bedroom, 2 bath cabin style house on the lake boasting modern updates, hickory kitchen with farmhouse sink. There is a 2 stor...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	1
Full Baths	1
Partial Baths	–
Living Area (sq ft)	1,500
Building Area (sq ft)	1,500
Lot Size	0.21 acres
Lot Dimensions	9104 SF
Garage	Yes
Garage (spaces)	2
Year Built	1930
Total Rooms	6
Roofing	–
Heating	Electric
Cooling	None
Fireplaces	1
Basement	No Basement
Foundation	–
Construction	Frame
Exterior Walls	Aluminum siding
Number of Units	0
Number of Stories	1.5+A

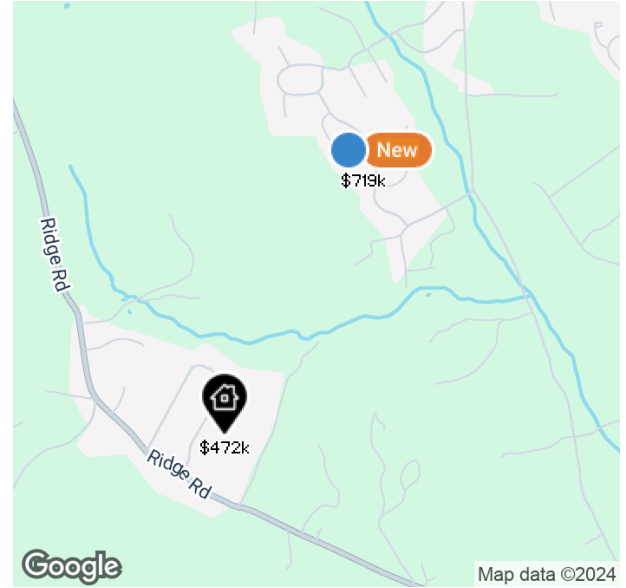
Public Facts

Listing Facts

Single Family
Free Standing
3
2
2
–
1,500
1,500
0.32 acres
–
Side Entry Garage
1
1930
–
Metal
Electric Baseboard Heat, Forced Air, Wood Burn Stove
Window Units
No
No
Crawl Space
Frame
–
–
2

Listing Courtesy of Coldwell Banker Realty

612 Black Powder Dr, Lewisberry, PA 17339



LEGEND: Subject Property New This Listing

● Active

* New, Active: 9/6/2024

List Price

\$719,000

List Date: 9/6/2024

Days in RPR: 26

Last Price Update: 9/19/2024

Current Estimated Value

\$713,200

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$699K – \$727K

RVM® Confidence:



↑ RVM® Change

Last 1 Month: **\$28,000**

↑ RVM® Change

Last 12 Months: **0.59%**

OPEN HOUSE SUNDAY OCT 6TH FROM 1-3PM. 1 YEAR HOME WARRANTY INCLUDED: Richard Yingst "Signature Home" (Total Finished Sq Feet 4251). This home has all the bells and whistles! 4 bedrooms, 4 full and 1-1/2 bathrooms, Large kitchen/living-room open floor plan with gas fireplace and nice deck attach...

Home Facts

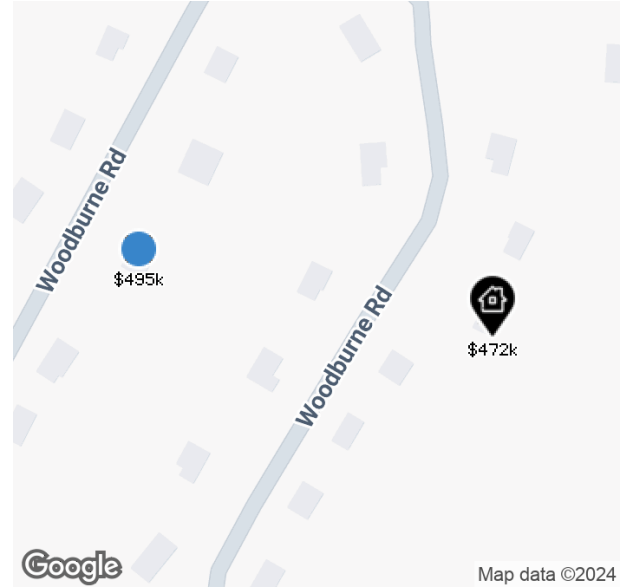
Public Facts

Listing Facts

Property Type	Single Family	
Property Subtype	Single Family Residential	
Bedrooms	4	4
Total Baths	4	5
Full Baths	3	4
Partial Baths	1	1
Living Area (sq ft)	3,176	3,026
Building Area (sq ft)	3,176	3,026
Lot Size	0.68 acres	0.68 acres
Lot Dimensions	29534 SF	—
Basement (sq ft)	—	1,225
Garage	Yes	Garage Door Opener, Oversized, Side Entry Garage
Garage (spaces)	3	2
Year Built	2006	2006
Total Rooms	9	—
Style	Colonial	—
Roofing	—	Architectural Shingle
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Central Air Conditioning
Fireplaces	2	2
Basement	Full Basement	Fully Finished, Heated, Rear Entry, Walkout Level
Foundation	—	Other
Construction	Wood	Aluminum Siding, Vinyl Siding
Exterior Walls	Wood Shingle	—
Number of Units	0	—
Number of Stories	2+AB	—

Listing Courtesy of Iron Valley Real Estate of Central PA

657 Woodburne Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

Active

* Active: 8/22/2024

List Price

\$495,000

List Date: 8/22/2024

Days in RPR: 41

Last Price Update: 9/28/2024

Current Estimated Value

\$511,900

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$502K – \$522K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$13,950**

RVM® Change

Last 12 Months: **3.95%**

Welcome to 657 Woodburne Rd. This enchanting Cape Cod-style residence exudes storybook charm, featuring a welcoming wrap-around porch with classic white railings that invite you to relax and enjoy the peaceful surroundings on your 1 acre lot. As you step through the front door, you're greeted by a...

Home Facts

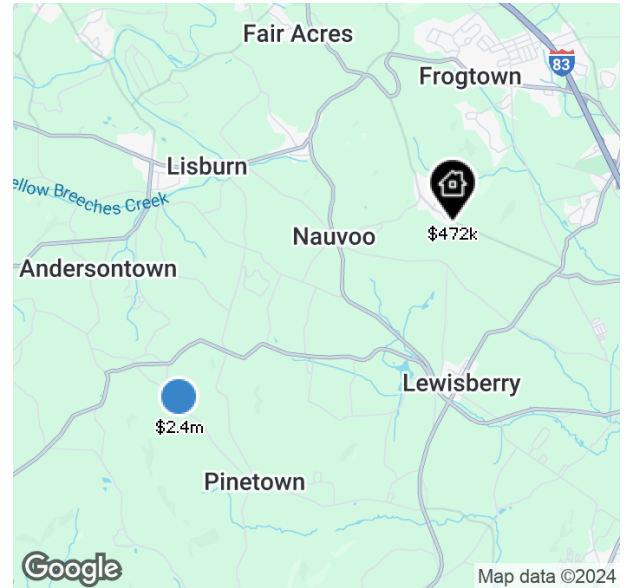
Public Facts

Listing Facts

Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing
Bedrooms	5	5
Total Baths	4	4
Full Baths	3	3
Partial Baths	1	1
Living Area (sq ft)	3,992	2,992
Building Area (sq ft)	3,992	2,992
Lot Size	1 acre	1 acre
Lot Dimensions	1.000 AC	-
Basement (sq ft)	-	600
Garage	-	Garage - Front Entry
Garage (spaces)	0	1
Year Built	2000	2000
Total Rooms	9	-
Style	Cape Cod	-
Roofing	-	Composite
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Central Air Conditioning
Basement	Improved Basement (Finished)	Full, Outside Entrance, Partially Finished, Walkout Level
Foundation	-	Block
Construction	Wood	Vinyl Siding
Exterior Walls	Wood Shingle	-
Number of Units	0	-
Number of Stories	1.5+B	2

Listing Courtesy of Joy Daniels Real Estate Group, Ltd

767 Pinetown Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

● Active

* Active: 8/5/2024

List Price
\$2,400,000

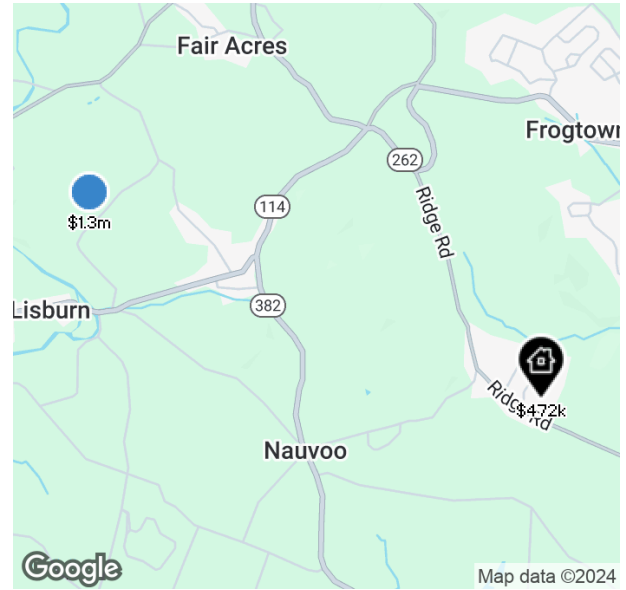
List Date: 8/5/2024
Days in RPR: 58

A special opportunity awaits with this historic property turned wedding venue. 120 acres of rolling fields and woods surround a home that has welcomed many past prominent guests. The grandfathered use of the wedding business, as well as the home, pool, pond, banquet hall & barn are being offered fo...

Home Facts	Public Facts	Listing Facts
Property Type	Lot/Land	Single Family
Property Subtype	Agricultural / Rural (General)	Residential
Bedrooms	—	4
Total Baths	—	5
Full Baths	—	3
Partial Baths	—	2
Living Area (sq ft)	2,848	2,848
Building Area (sq ft)	2,848	2,848
Lot Size	120.15 acres	120.15 acres
Lot Dimensions	120.150 AC	—
Garage	Yes	Garage - Front Entry
Garage (spaces)	2	1
Pool	Yes	—
Year Built	1850	1850
Total Rooms	9	—
Style	Colonial	—
Roofing	—	Metal
Heating	Hot Water	Hot Water
Cooling	None	Window Units
Fireplaces	2	2
Basement	Full Basement	Full
Foundation	—	Stone
Construction	Wood	Aluminum Siding, Vinyl Siding
Exterior Walls	Wood Shingle	—
Number of Buildings	3	—
Number of Units	0	—
Number of Stories	2+AB	2

Listing Courtesy of Adore Real Estate Company

400 Sawtooth Oak Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

Active

* Active: 3/1/2024

List Price

\$1,254,000

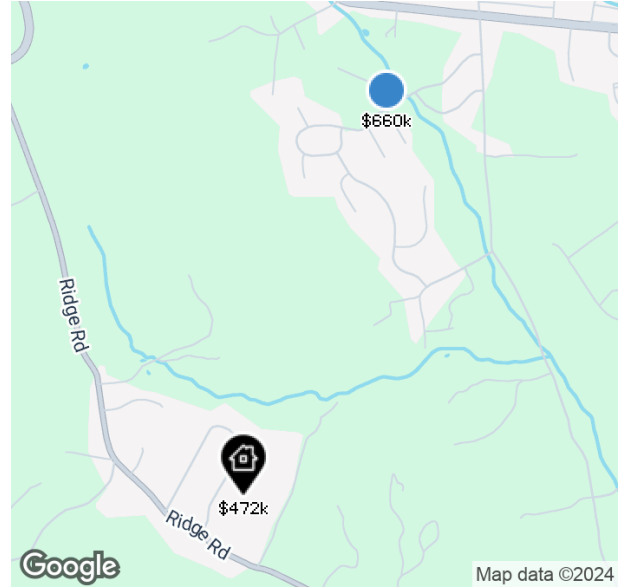
List Date: 3/1/2024
Days in RPR: 215

Exceptional craftsmanship and design define this home currently under construction by JW Mumper Construction. Nestled on a sprawling 2.07-acre lot, this spectacular home offers mountain views and an open floor plan that seamlessly combines luxury and functionality. Upon entry, the impressiveness of...

Home Facts		Public Facts	Listing Facts
Property Type	Lot/Land		Single Family
Property Subtype	Residential-Vacant Land		Free Standing
Bedrooms	—		4
Total Baths	—		4
Full Baths	—		3
Partial Baths	—		1
Living Area (sq ft)	—		3,697
Building Area (sq ft)	—		3,697
Lot Size	2.07 acres		2.07 acres
Lot Dimensions	2.070 AC		—
Basement (sq ft)	—		110
Garage	—	Garage Door Opener, Side Entry Garage	
Garage (spaces)	0		3
Year Built	—		2024
Roofing	—		Metal, Shingle
Heating	—	Forced Air, Heat Pump-Gas Backup	
Cooling	—	Central Air Conditioning	
Fireplaces	—		1
Basement	—	Full, Heated, Partial, Poured Concrete, Rough Bath Plumb, Walkout Level, Windows	
Foundation	—	Concrete Perimeter, Passive Radon Mitigation	
Construction	—	Frame, Stick Built	
Number of Units	0		—
Number of Stories	—		2

Listing Courtesy of RE/MAX 1st Advantage

631 Whitetail Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

● Active

* Active: 2/2/2024

List Price

\$659,900

List Date: 2/2/2024

Days in RPR: 243

Last Price Update: 8/30/2024

Current Estimated Value

\$722,760

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$672K – \$773K

RVM® Confidence:



↓ RVM® Change

Last 1 Month: **-\$63,550**

↓ RVM® Change

Last 12 Months: **-60.46%**

MAJOR PRICE

IMPROVEMENT !!! Exceptional Brick Custom Built 2 Car side load Garage, 6 Bedroom, 6 Bath Home located in (Deer Run Estates). This Grand desirable property boasts over 4900 sq ft. of finished living space including a New Roof 2021, 9 ft Ceilings, Fire Place in the Living Room, an update...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Basement (sq ft)

Garage

Garage (spaces)

Pool

Year Built

Total Rooms

Style

Roofing

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

7

6

5

1

4,963

4,963

1.84 acres

1.845 AC

—

Yes

2

Yes

1996

11

Contemporary

—

—

Forced Air Unit

Yes

1

Improved Basement (Finished)

—

Wood

Wood Shingle

0

1.5+B

Listing Facts

Single Family

Free Standing

6

6

5

1

3,716

3,716

1.84 acres

—

1,284

Garage Door Opener, Side Entry Garage

2

Concrete, Fenced, Heated, In Ground

1996

—

Architectural Shingle

Forced Air, Heat Pump-Elec Backup

Central Air Conditioning

1

Fully Finished

Other

Brick, Stick Built, Vinyl Siding

—

—

1.5

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty

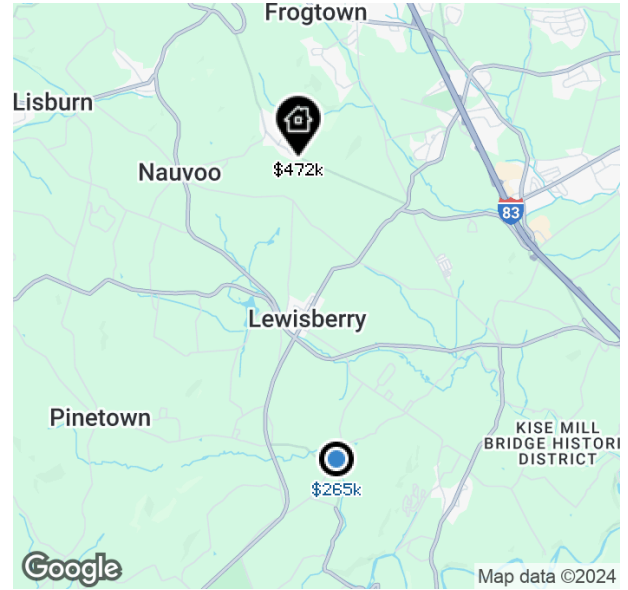
Market
Activity:
Pending



Address	682 Woodburne Rd Lewisberry, PA 17339	7970 Bull Rd Lewisberry, PA 17339	195 Pleasant Hill Rd Lewisberry, PA 17339
Status	Subject Property	8 Pending	9 Pending
Amount	\$472,400 Est. Value	\$264,900 List Price	\$299,900 List Price
Offer Amount	—	—	—
Listing Date	—	9/13/2024	9/6/2024
List/Offer Ratio	—	—	—
Days in RPR	—	19	26
Price Per Sq. Ft.	\$269	\$152	\$191
Bedrooms	2	3	3
Total Baths	2	2	2
Partial Baths	—	—	—
Total Rooms	5	6	14
Living Area	1,512	1,748	1,568
Building Area	1,512	1,748	1,568
Lot Size	1.02 acres	0.46 acres	0.59 acres
Year Built	1999	1980	1972
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing
MLS ID	—	PAYK2068022	PAYK2068182
Listing Broker	—	Listing Courtesy of Keller Williams Realty	Listing Courtesy of RE/MAX Patriots
Description		Nestled in a serene neighborhood, this property offers single-level living with a host of modern amenities. Full of natural lighting with several skylights, this bright, spacious home is perfect for a growing family or one seeking out living on one level. Unique high vaulted ceilings gives off the perfect feel of large living spaces that are easy to maintain. This 3 bedroom 2 bathroom rancher, including a den, offers a rare opportunity for comfortable living with plenty of space for all your needs. Quiet streets and a peaceful atmosphere,...	Offer received. Offer deadline is 7pm monday 9/9. Check out this immaculate move in ready home with a ton of features and amenities! featuring a finished lower level with brand new lvp flooring to include a family room, kitchenette, full bathroom, and a separate entrance. Ideal if you have extended family. The oversized garage is perfect for the car enthusiast with a separate workshop area. The main floor offers a bright and open layout with an updated kitchen to include stainless steel appliances. A formal dining area is adjacent to the kitch...

Highlighted fields
were changed by
agent to reflect
knowledge of this
property.

7970 Bull Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

Pending

*Pending as of 9/29/2024

List Price

\$264,900

List Date: 9/13/2024

Days in RPR: 19

Last Price Update: 9/19/2024

Current Estimated Value

\$282,820

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$277K – \$288K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$30,390**

RVM® Change

Last 12 Months: **0.83%**

Nestled in a serene neighborhood, this property offers single-level living with a host of modern amenities. Full of natural lighting with several skylights, this bright, spacious home is perfect for a growing family or one seeking out living on one level. Unique high vaulted ceilings gives off the...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Garage

Garage (spaces)

Year Built

Total Rooms

Style

Roofing

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

3

2

2

—

1,748

1,748

0.46 acres

19994 SF

Yes

1

1980

6

Ranch\Rambler

—

Forced Air Unit

Yes

1

No Basement

—

Wood

Wood Shingle

0

1 story with Attic

Listing Facts

Single Family

Free Standing

3

2

2

—

1,748

1,748

0.46 acres

—

Garage - Front Entry

1

1980

—

Shingle

—

Heat Pump-Elec Backup

Central Air Conditioning

No

No

Block

Aluminum Siding, Vinyl Siding

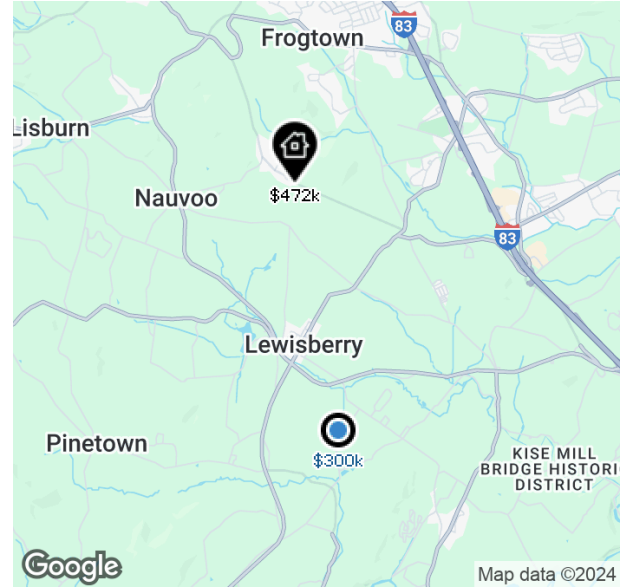
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1

Listing Courtesy of Keller Williams Realty

195 Pleasant Hill Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/9/2024

List Price

\$299,900

List Date: 9/6/2024
Days in RPR: 26

Current Estimated Value

\$318,090

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$293K – \$344K

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$2,200**

RVM® Change
Last 12 Months: **–**

OFFER RECEIVED. OFFER DEADLINE IS 7PM MONDAY 9/9. Check out this immaculate move in ready home with a ton of features and amenities! Featuring a finished lower level with brand new LVP flooring to include a family room, kitchenette, full bathroom, and a separate entrance. Ideal if you have extended...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing
Bedrooms	4	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,408	1,568
Building Area (sq ft)	1,408	1,568
Lot Size	0.59 acres	0.59 acres
Lot Dimensions	25700 SF	–
Basement (sq ft)	–	650
Garage	–	Covered Parking, Side Entry Garage
Garage (spaces)	0	2
Year Built	1972	1972
Total Rooms	7	14
Style	Ranch\Rambler	–
Roofing	–	Asphalt, Shingle
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Central Air Conditioning
Fireplaces	2	2
Basement	Full Basement	Full, Fully Finished, Interior Access, Outside Entrance, Walkout Level, Workshop
Foundation	–	Block
Construction	Frame	Frame
Exterior Walls	Aluminum siding	–
Number of Units	0	–
Number of Stories	1+AB	1

Listing Courtesy of RE/MAX Patriots

Market Activity: Recently Closed



Address	682 Woodburne Rd Lewisberry, PA 17339	500 Mount Airy Rd Lewisberry, PA 17339	666 Pleasant View Rd Lewisberry, PA 17339	117 Alfred Dr Lewisberry, PA 17339	112 Catherine Ct Lewisberry, PA 17339
Status	Subject Property	10 Closed	11 Closed	12 Closed	13 Closed
Amount	\$472,400 Est. Value	\$150,000 Closed Price	\$330,000 Closed Price	\$410,000 Closed Price	\$381,000 Closed Price
List Price	—	\$211,000	\$335,000	\$419,900	\$374,900
Recording Date	11/10/2010	9/24/2024	9/16/2024	9/13/2024	9/12/2024
List/Closed Ratio	—	71%	99%	98%	102%
Days in RPR	—	71	79	43	35
Price Per Sq. Ft.	\$269	\$156	\$159	\$161	\$194
Bedrooms	2	3	3	3	3
Total Baths	2	1	2	2	3
Partial Baths	—	—	1	—	1
Total Rooms	5	5	6	5	6
Living Area	1,512	960	2,076	2,542	1,960
Building Area	1,512	960	2,076	2,542	1,960
Lot Size	1.02 acres	0.45 acres	1.91 acres	0.57 acres	0.35 acres
Year Built	1999	1967	1954	1989	1988
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing	Free Standing
MLS ID	—	PAYK2063806	PAYK2063908	PAYK2066008	PAYK2064872
Listing Broker	—	Courtesy of Cavalry Realty LLC	Courtesy of Joy Daniels Real Estate Group, Ltd	Courtesy of Iron Valley Real Estate of Central PA	Courtesy of Berkshire Hathaway HomeServices Homesale Realty
Description	<p>Welcome home to this spacious, all brick ranch-style home on just under 2 acres! this home boasts over 3,000 square feet of living space on a beautiful, wooded lot. You'll love the large family room, with lovely brick fireplace and large picture windows, allowing for plenty of natural light. The dining room with hardwood flooring is conveniently adjacent to the kitchen. Enjoy your morning coffee sitting on the enclosed porch while watching the many deer pass through. A spacious mudroom and laundry area are conveniently located on the main lev...</p> <p>Nestled in the charming township of Lewisberry in York County, PA, this exquisite custom-built home spans over 2,500 square feet, offering an idyllic blend of luxury and comfort. The residence features three spacious bedrooms and two full baths, designed with modern living in mind. Set on over half an acre of meticulously landscaped grounds, the property exudes curb appeal with its stunning gardens and lush greenery. An oversized garage provides ample space for vehicles and storage, complementing the home's generous proportions. Inside,...</p> <p>Location, location, location!! beautiful spacious rancher in pleasant view located on a cul-de-sac street just minutes to I-83!! this home offers a nice open floor plan & awesome outdoor space perfect for entertaining! relax & cool off in the inground pool! private rear deck is accessible from several different areas in the home! enjoy evening dips in the pool & warm up by the fire at the poolside patio area with natural slate pavers. Super cool bar/sunroom overlooking the pool & deck. This room has vaulted wood ceilings & is a great place to...</p>				

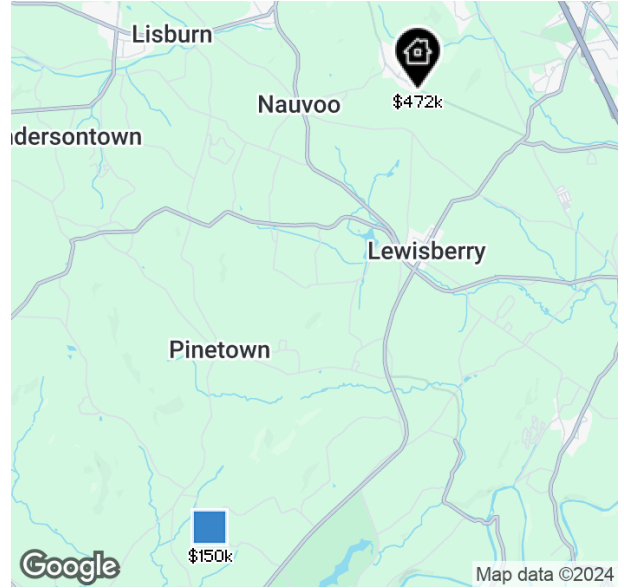
Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Recently Closed



Address	682 Woodburne Rd Lewisberry, PA 17339	506 Bowman Ave Lewisberry, PA 17339	145 Lakeside Dr Lewisberry, PA 17339	795 Old Quaker Rd Lewisberry, PA 17339	843 Moores Mountain Rd Lewisberry, PA 17339
Status	Subject Property	14 Closed	15 Closed	16 Closed	17 Closed
Amount	\$472,400 Est. Value	\$262,500 Closed Price	\$371,000 Closed Price	\$402,000 Closed Price	\$430,000 Closed Price
List Price	—	\$250,000	\$359,900	\$350,000	\$419,900
Recording Date	11/10/2010	9/10/2024	8/26/2024	8/16/2024	8/16/2024
List/Closed Ratio	—	105%	103%	115%	102%
Days in RPR	—	40	37	29	31
Price Per Sq. Ft.	\$269	\$226	\$201	\$362	\$211
Bedrooms	2	3	3	4	4
Total Baths	2	2	3	2	3
Partial Baths	—	—	1	—	1
Total Rooms	5	6	7	8	7
Living Area	1,512	1,160	1,845	1,112	2,040
Building Area	1,512	1,160	1,845	1,112	2,040
Lot Size	1.02 acres	0.66 acres	6,386 sq ft	3.58 acres	0.92 acres
Year Built	1999	1960	2006	1971	1982
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing	Free Standing
MLS ID	—	PAYK2065656	PAYK2065086	PAYK2064608	PAYK2064604
Listing Broker	—	Courtesy of Coldwell Banker Realty	Courtesy of Turn Key Realty Group	Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Courtesy of Coldwell Banker Realty
Description	Highlighted fields were changed by agent to reflect knowledge of this property.	This meticulously maintained 3 bedroom, 2 full bathroom brick ranch offers the perfect blend of comfort and convenience. Step inside to discover gleaming hardwood floors throughout the first level that lead you through a spacious living area filled with natural light, ideal for relaxing or entertaining guests. The living/dining area opens up to the charming kitchen with solid wood cabinets. Three bedrooms and a full bath finish out the first floor. Downstairs, the walk-out finished basement provides additional living space, ideal for a home of...	Don't wait to view this lakeside village 3 bedroom 2.5 bathroom built by fine line homes. Pride of ownership shines throughout this well appointment home. Sitting just minutes away from route 83 in west shore school district. Stepping inside you'll notice the abundance of natural light and vaulted ceilings in the living room perfect for entertaining family and friends. Walking through will lead you into the large eat-in kitchen featuring a breakfast bar and updated countertops. Stepping off the kitchen outside shows off the covered pa...	Privacy meets convenience in this stunning 4-bedroom home nestled on over 3 acres of peaceful countryside. Enjoy gorgeous rural views while remaining close to major highways for an effortless commute. Step inside the main level to find a welcoming haven. On the main level, three comfortable bedrooms and a full bath create a cozy atmosphere. The updated kitchen boasts modern appliances and is perfect for whipping up family meals. Relax and unwind in the spacious living room, ideal for gatherings. Descend to the lower level to find the large pri...	Welcome to your dream home, where luxury meets nature in perfect harmony featuring privacy and community charm. Step into this captivating home adorned with brand new flooring, a state-of-the-art ac/furnace system, and elegant new vinyl siding. Nestled amidst a serene wooded backdrop, on .91 acre, this home is a sanctuary for both your mind and soul. Imagine relaxing on the covered porch, viewing wildlife and hearing the gentle melodies of birdsong, without exception, you will quickly realize that pride of ownership shows! features many up...

500 Mount Airy Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/24/2024
* MLS Listing PAYK2063806: 7/15/2024

Closed Price

\$150,000

Closed Date: 9/24/2024
Days in RPR: 71

Current Estimated Value

\$218,000

Last AVM Update: 9/22/2024

AVM Est. Range:

\$194K – \$242K

AVM Confidence:



↓ AVM Change
Last 1 Month: **-\$1,000**

↓ AVM Change
Last 12 Months: **-2.24%**

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Garage (spaces)

Year Built

Total Rooms

Style

Roofing

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

3

1

1

—

960

960

0.45 acres

19602 SF

0

1967

5

Ranch/Rambler

—

Forced Air Unit

Yes

Central Air Conditioning

2

No

Full Basement

Full

—

Block

Wood

Aluminum Siding, Vinyl Siding

Wood Shingle

—

0

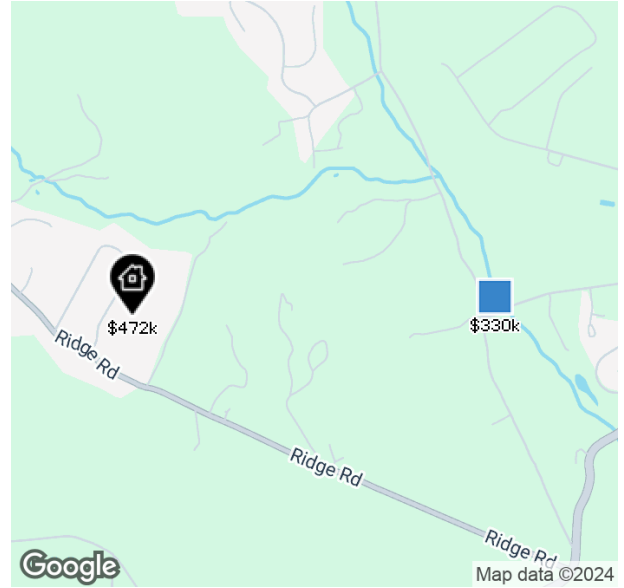
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1+AB

1

Courtesy of Cavalry Realty LLC

666 Pleasant View Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/16/2024
* MLS Listing PAYK2063908: 6/29/2024

Closed Price

\$330,000

Closed Date: 9/16/2024
Days in RPR: 79

Current Estimated Value

\$331,760

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$325K – \$338K

RVM® Confidence:



RVM® Change
Last 1 Month: **\$140**

RVM® Change
Last 12 Months: **–**

Welcome home to this spacious, all brick ranch- style home on just under 2 acres! This home boasts over 3,000 square feet of living space on a beautiful, wooded lot. You'll love the large family room, with lovely brick fireplace and large picture windows, allowing for plenty of natural light. The d...

Home Facts

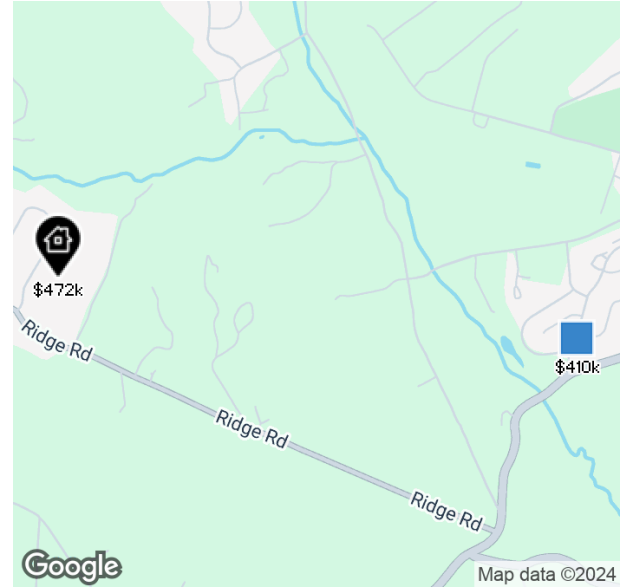
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	2
Full Baths	1
Partial Baths	1
Living Area (sq ft)	3,952
Building Area (sq ft)	3,952
Lot Size	1.91 acres
Lot Dimensions	1.910 AC
Basement (sq ft)	–
Garage	–
Garage (spaces)	0
Year Built	1954
Total Rooms	6
Style	Ranch\Rambler
Roofing	–
Heating	Forced Air Unit
Cooling	Yes
Fireplaces	1
Basement	Improved Basement (Finished)
Foundation	–
Construction	Metal
Exterior Walls	Metal
Number of Units	0
Number of Stories	1+AB

Public Facts

Single Family
Free Standing
3
2
2
–
2,076
2,076
1.91 acres
–
1,876
Basement Garage, Oversized, Side Entry Garage
2
1954
–
–
Composite
Forced Air, Hot Water
Central Air Conditioning
1
1
Fully Finished
Block
Brick
–
–
1

Courtesy of Joy Daniels Real Estate Group, Ltd

117 Alfred Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/13/2024
* MLS Listing PAYK2066008: 8/1/2024

Closed Price
\$410,000

Closed Date: 9/13/2024
Days in RPR: 43

Current Estimated Value
\$420,390

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$412K – \$429K

RVM® Confidence:
★★★★★

↓ RVM® Change
Last 1 Month: **-\$20**

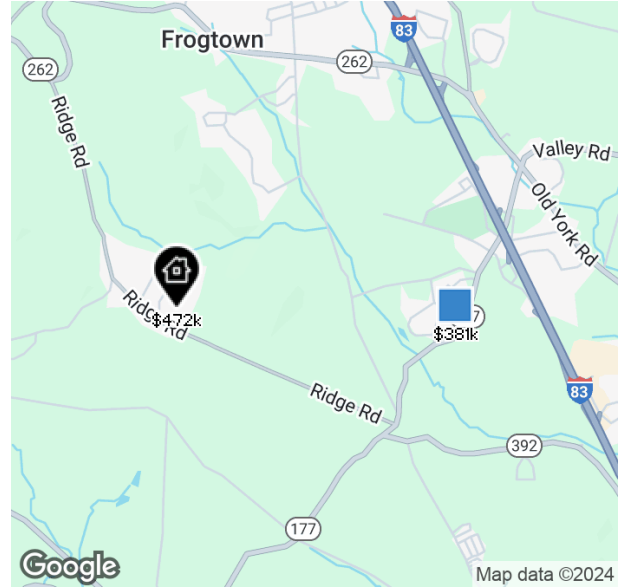
↑ RVM® Change
Last 12 Months: **-**

Nestled in the charming township of Lewisberry in York County, PA, this exquisite custom-built home spans over 2,500 square feet, offering an idyllic blend of luxury and comfort. The residence features three spacious bedrooms and two full baths, designed with modern living in mind. Set on over h...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	2,542	2,542
Building Area (sq ft)	2,542	2,542
Lot Size	0.3 acres	0.57 acres
Lot Dimensions	13112 SF	-
Garage	Yes	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
Garage (spaces)	2	2
Year Built	1989	1989
Total Rooms	5	-
Style	Ranch/Rambler	-
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Central Air Conditioning
Fireplaces	-	1
Basement	No Basement	No
Foundation	-	Crawl Space, Slab
Construction	Frame	Stick Built, Stone, Wood Siding
Exterior Walls	Aluminum siding	-
Number of Units	0	-
Number of Stories	1 story with Attic	1

Courtesy of Iron Valley Real Estate of Central PA

112 Catherine Ct, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/12/2024
* MLS Listing PAYK2064872: 8/8/2024

Closed Price

\$381,000

Closed Date: 9/12/2024
Days in RPR: 35

Current Estimated Value

\$373,370

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$366K – \$381K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$300**

↑ RVM® Change
Last 12 Months: **8.22%**

Location, Location, Location!!
Beautiful Spacious Rancher in
Pleasant View located on a cul-
de-sac street just minutes to I-
83!! This home offers a nice
open floor plan & awesome
outdoor space perfect for
entertaining! Relax & cool off in
the inground pool! Private rear
deck is accessible from sev...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

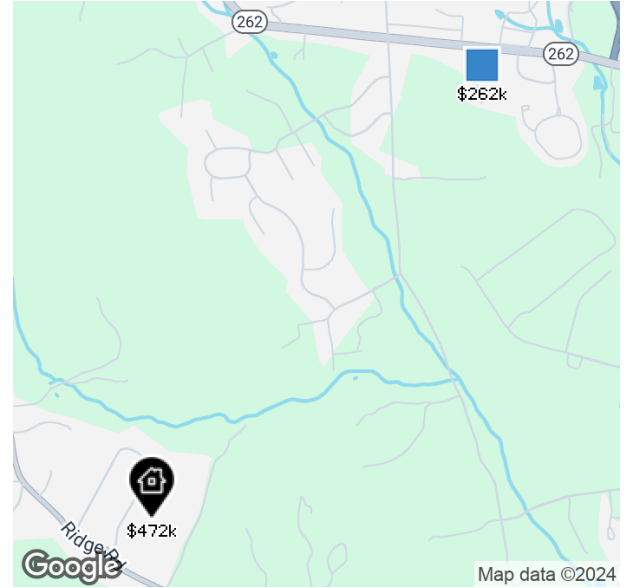
Single Family
Single Family Residential
3
3
2
1
1,960
1,960
0.35 acres
15246 SF
Yes
2
Yes
1988
6
Ranch\Rambler
—
Heat Pump
Yes
Partial Basement
—
Wood
Wood Shingle
0
1+AB

Listing Facts

Single Family
Free Standing
3
3
2
1
1,960
1,960
0.35 acres
—
Garage - Front Entry
2
In Ground, Lap Pool
1988
—
—
Architectural Shingle
Heat Pump
Central Air Conditioning
Partially Finished
Block
Stone, Vinyl Siding
—
—
1

Courtesy of Berkshire Hathaway HomeServices Homesale Realty

506 Bowman Ave, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/10/2024
* MLS Listing PAYK2065656: 8/1/2024

Closed Price

\$262,500

Closed Date: 9/10/2024
Days in RPR: 40

Current Estimated Value

\$246,990

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$242K – \$252K

RVM® Confidence:



↓ RVM® Change
Last 1 Month: **-\$40**

↓ RVM® Change
Last 12 Months: **-9.36%**

This meticulously maintained 3 bedroom, 2 full bathroom brick ranch offers the perfect blend of comfort and convenience. Step inside to discover gleaming hardwood floors throughout the first level that lead you through a spacious living area filled with natural light, ideal for relaxing or entertain...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)
Lot Size
Lot Dimensions
Basement (sq ft)
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

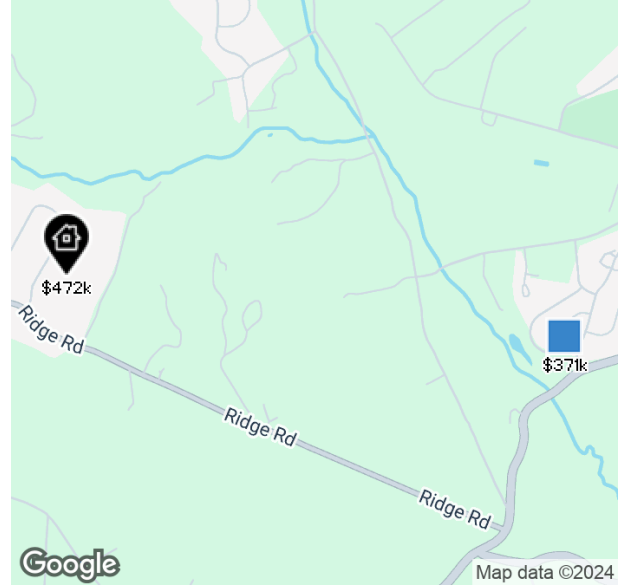
Single Family
Single Family Residential
3
2
2
—
2,320
2,320
0.66 acres
28575 SF
—
Yes
1
1960
6
Ranch/Rambler
—
Forced Air Unit
Yes
2
Improved Basement (Finished)
—
Metal
Metal
0
1+AB

Listing Facts

Single Family
Free Standing
3
2
2
—
1,160
1,160
0.66 acres
—
580
Garage - Front Entry, Garage Door Opener
1
1960
—
Asphalt
Forced Air
Central Air Conditioning
2
Partially Finished
Concrete Perimeter
Brick
—
—
1

Courtesy of Coldwell Banker Realty

145 Lakeside Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/26/2024
* MLS Listing PAYK2065086: 7/20/2024

Closed Price
\$371,000

Closed Date: 8/26/2024
Days in RPR: 37

Don't wait to view this Lakeside Village 3 bedroom 2.5 bathroom built by Fine Line Homes. Pride of ownership shines throughout this well appointment home. Sitting just minutes away from Route 83 in West Shore School District. Stepping inside you'll notice the abundance of natural light and vau...

Home Facts

Property Type
Property Subtype

Bedrooms
Total Baths
Full Baths
Partial Baths

Living Area (sq ft)
Building Area (sq ft)

Lot Size
Lot Dimensions

Garage
Garage (spaces)

Year Built
Total Rooms

Style

Heating
Cooling

Basement
Foundation

Construction
Exterior Walls

Number of Units
Number of Stories

Public Facts

Other Residential
Exempt (full or partial)

3
3
2
1

1,845
1,845

6,403 sq ft
6403 SF

Yes
2

2006
7

Colonial

Forced Air Unit
Yes

Full Basement
-

Wood
Wood Shingle

0
2+AB

Listing Facts

Single Family
Free Standing

3
3
2
1

1,845
1,845

6,386 sq ft
-

Garage - Front Entry
2

2006
-

-

Forced Air
Central Air Conditioning

Unfinished
Permanent

Aluminum Siding, Vinyl Siding
-

-
2

Courtesy of Turn Key Realty Group

795 Old Quaker Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/16/2024
* MLS Listing PAYK2064608: 7/18/2024

Closed Price
\$402,000

Closed Date: 8/16/2024
Days in RPR: 29

Current Estimated Value
\$401,020

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$393K – \$409K

RVM® Confidence:
★★★★★

↑ RVM® Change
Last 1 Month: **\$9,970**

↑ RVM® Change
Last 12 Months: **–**

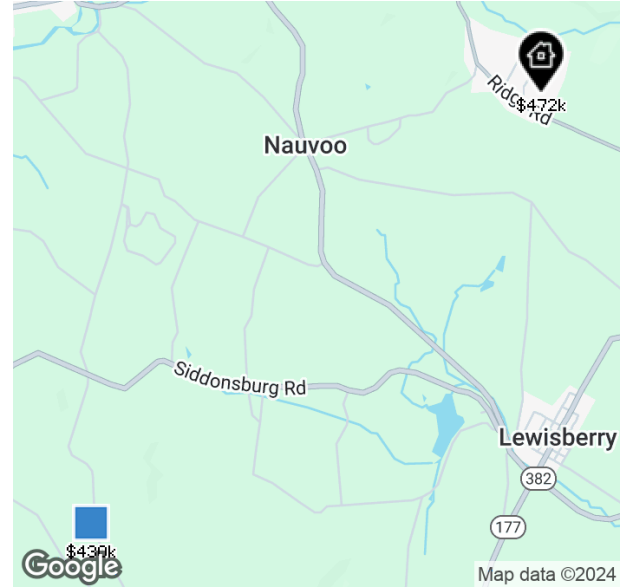
Privacy meets convenience in this stunning 4-bedroom home nestled on over 3 acres of peaceful countryside. Enjoy gorgeous rural views while remaining close to major highways for an effortless commute. Step inside the main level to find a welcoming haven. On the main level, three comfortable bedroom...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing
Bedrooms	3	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,112	1,112
Building Area (sq ft)	1,112	1,112
Lot Size	3.58 acres	3.58 acres
Lot Dimensions	3.580 AC	–
Basement (sq ft)	–	1,075
Garage	–	Additional Storage, Garage - Front Entry, Garage Door Opener
Garage (spaces)	0	2
Pool	–	Above Ground, Fenced
Year Built	1971	1971
Total Rooms	8	–
Style	Raised Ranch	–
Roofing	–	Composite, Shingle
Heating	Electric	Electric Baseboard Heat, Forced Air, Hot Water, Hot Water Baseboard
Cooling	Yes	Central Air Conditioning
Fireplaces	1	No
Basement	Full Basement	Fully Finished, Interior Access, Outside Entrance, Rear Entry, Walkout Level, Windows
Foundation	–	Block
Construction	Wood	Brick, Vinyl Siding
Exterior Walls	Wood Shingle	–
Number of Buildings	2	–

Number of Units	0	–
Number of Stories	1+AB	2

Courtesy of Berkshire Hathaway HomeServices Homesale Realty

843 Moores Mountain Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/16/2024
* MLS Listing PAYK2064604: 7/16/2024

Closed Price

\$430,000

Closed Date: 8/16/2024
Days in RPR: 31

Current Estimated Value

\$428,760

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$420K – \$437K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$3,830**

↑ RVM® Change
Last 12 Months: **9.48%**

Welcome to your dream home, where luxury meets nature in perfect harmony featuring privacy and community charm. Step into this captivating home adorned with brand new flooring, a state-of-the-art AC/Furnace system, and elegant new vinyl siding. Nestled amidst a serene wooded backdrop, on .91 Acre,...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	2
Full Baths	1
Partial Baths	1
Living Area (sq ft)	2,040
Building Area (sq ft)	2,040
Lot Size	0.92 acres
Lot Dimensions	40075 SF
Garage	Yes
Garage (spaces)	1
Year Built	1982
Total Rooms	7
Style	Colonial
Roofing	—
Heating	Forced Air Unit
Cooling	Yes
Fireplaces	—
Basement	Partial Basement
Foundation	—
Construction	Wood
Exterior Walls	Wood Shingle
Number of Units	0
Number of Stories	2+AB

Public Facts

Property Type	Single Family
Property Subtype	Free Standing
Bedrooms	4
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	2,040
Building Area (sq ft)	2,040
Lot Size	0.92 acres
Lot Dimensions	—
Garage	Additional Storage, Garage Door Opener
Garage (spaces)	2
Year Built	1982
Total Rooms	—
Style	—
Roofing	Architectural Shingle
Heating	Heat Pump
Cooling	Central Air Conditioning
Fireplaces	1
Basement	Heated, Interior Access, Poured Concrete
Foundation	Block
Construction	Aluminum Siding, Vinyl Siding
Exterior Walls	—
Number of Units	—
Number of Stories	2

Courtesy of Coldwell Banker Realty

Market Activity: Expired



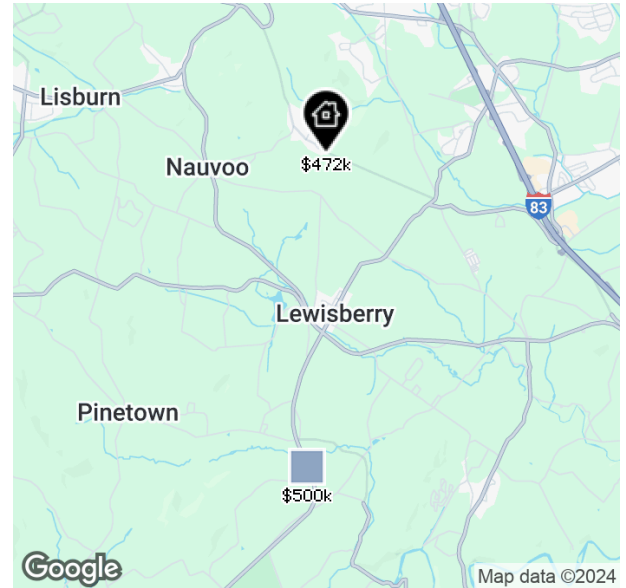
Address	682 Woodburne Rd Lewisberry, PA 17339	Krone Rd Lewisberry, PA 17339	Cedar Press Rd, #13 Lewisberry, PA 17339	Cedar Press Rd Lewisberry, PA 17339	656 Hunters Ln Lewisberry, PA 17339
Status	Subject Property	18 Expired	19 Expired	20 Expired	21 Expired
Amount	\$472,400 Est. Value	\$499,900 List Price	\$645,000 List Price	\$619,000 List Price	\$699,900 List Price
Listing Date	—	10/10/2022	1/25/2023	1/23/2023	3/10/2023
Days in RPR	—	364	156	158	97
Price Per Sq. Ft.	\$269	\$192	\$269	\$310	\$202
Bedrooms	2	4	4	3	6
Total Baths	2	3	3	2	4
Partial Baths	—	1	1	—	—
Total Rooms	5	—	—	—	14
Living Area	1,512	2,600	2,400	2,000	3,457
Building Area	1,512	2,600	2,400	2,000	3,457
Lot Size	1.02 acres	2.11 acres	1.7 acres	1.7 acres	0.67 acres
Year Built	1999	2022	—	—	1997
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing	Free Standing
MLS ID	—	PAYK2031222	PAYK2034912	PAYK2034910	PAYK2037734
Listing Broker	—	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Listing Courtesy of SVN Latus
Description	<div> <p>Highlighted fields were changed by agent to reflect knowledge of this property.</p> </div>	Must see! this newly built home on over two acres in the farm house style is a must see. Woods border one side of the lot presenting the opportunity to see various types of wildlife. The property boasts a large open kitchen and family room which provides enough space for any family gathering. The formal dining room allows for more intimate dining. The first level also has a formal living room with a powder room off the foyer and a laundry / mud room between the two-car garage and main living area. Upstairs are four bedrooms and two bath r...	Don't miss the opportunity to build your dream home on the only remaining lot in cedar heights countryside development. Development is dedicated to preservation & conservation in the lisburn area of fairview township. One mile nature trail in development runs through mature trees along stony run creek. The ella model from custom creations building group offers an open floor plan, 4 beds and 2 1/2 baths. Pricing shown includes estimated site work and hoa required items (\$10k in landscaping, side load garage, etc), as well as high end finishes...	Don't miss the opportunity to build your dream home on the only remaining lot in cedar heights countryside development. Development is dedicated to preservation & conservation in the lisburn area of fairview township. One mile nature trail in development runs through mature trees along stony run creek. The rocco model from custom creations building group offers 1 level living, 2000 sq ft, 3 beds and 2 full baths. Pricing shown includes estimated site work and hoa required items (\$10k in landscaping, side load garage, etc), as well as high end...	Located in the scenic suburbs of harrisburgâs west shore, lies this magnificent property which is a beautiful primary residence or vacation home. Tucked away in an upscale neighborhood with mature trees and quiet streets, this home will welcome you with comfortable luxury. Step into the 2 story foyer and you will appreciate the thoughtful layout. The layout easily accommodates a home office, and room for your family and guests. The home provides a luxury feel that is exemplified with the double staircases, vaulted ceilings, skylights, 3 car g...

Market Activity: Expired



Address	682 Woodburne Rd Lewisberry, PA 17339	751 Siddonsburg Rd Lewisberry, PA 17339	883 King St Lewisberry, PA 17339	1390 Twin Lakes Rd Lewisberry, PA 17339	145 Lakeside Dr Lewisberry, PA 17339
Status	Subject Property	22 Expired	23 Expired	24 Expired	25 Expired
Amount	\$472,400 Est. Value	\$200,000 List Price	\$199,990 List Price	\$289,900 List Price	—
Listing Date	—	3/21/2023	3/18/2022	9/12/2022	8/19/2022
Days in RPR	—	79	364	110	103
Price Per Sq. Ft.	\$269	\$99	\$179	\$279	—
Bedrooms	2	3	3	3	3
Total Baths	2	2	1	2	3
Partial Baths	—	—	—	—	1
Total Rooms	5	6	5	6	7
Living Area	1,512	2,021	1,120	1,040	1,845
Building Area	1,512	2,021	1,120	1,040	1,845
Lot Size	1.02 acres	0.55 acres	0.33 acres	2.23 acres	6,386 sq ft
Year Built	1999	1942	1958	1983	2006
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing	Free Standing	Detached
MLS ID	—	PAYK2038346	PAYK2018518	PAYK2029620	PAYK2028562
Listing Broker	—	Listing Courtesy of Coldwell Banker Realty	Listing Courtesy of Keller Williams Keystone Realty	Listing Courtesy of RSR, REALTORS, LLC	Listing Courtesy of Turn Key Realty Group
Description	<div> <p>Highlighted fields were changed by agent to reflect knowledge of this property.</p> </div>	<p>A true california rancher in york county! featuring 3 bedrooms, 2 full baths, an office, a cedar closet, oversized family room with fireplace, kitchen, and dining room, this is 2000 square feet of true single floor living. There is a private deck for your outdoor enjoyment, and a 1 car garage, as well as a sun porch between the garage and kitchen, perfect for enjoying that morning coffee or evening cocktail. There are a few recent updates, but more are needed, so you'll have the opportunity to truly make this unique rancher your own.</p>	<p>No money down! great move-in ready rancher in west shore school district! prime location! minutes from i-83. Please ask the listing agent about possible renovations.</p>	<p>Calling all nature lovers to this beautiful 2.3 acre property! the home features a traditional floor plan with living room, dining area, 3 bedrooms and full bath. The full basement with laundry area and bathroom could easily be finished for added living space. Freshly painted interior and new roof. Oversized 2 car garage and a shed in rear yard is great for extra storage. Perfect setting for friends and family gatherings all year round. Private and serene location close to ski roundtop and pinchot park.</p>	<p>You do not want to miss this beautifully appointed rental opportunity in west shore school district. This home sits in lakeside village just minutes away from route 83. Stepping into this home you'll notice the abundance of natural light and vaulted ceilings which lead into the large kitchen featuring a breakfast bar and updated countertops. Outside off the kitchen shows off the covered patio. Upstairs features 3 bedrooms and 2 full bathrooms. You do not want to miss this opportunity - set up your showing today! pets are on a case by cas...</p>

Krone Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

* Expired: 10/9/2023
* MLS Listing PAYK2031222: 10/10/2022

List Price

\$499,900

Expired Date: 10/9/2023
Days in RPR: 364
Last Price Update: 11/8/2022

MUST SEE! This newly built home on over two acres in the farm house style is a must see. Woods border one side of the lot presenting the opportunity to see various types of wildlife. The property boasts a large open kitchen and family room which provides enough space for any family gathering. Th...

Home Facts

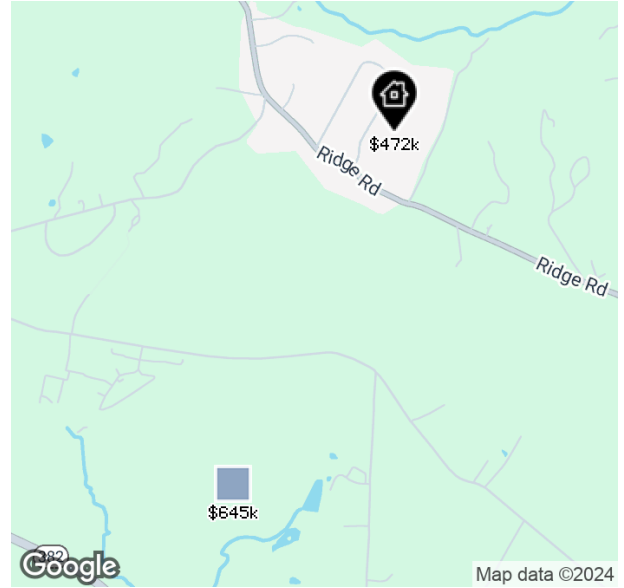
Public Facts

Listing Facts

Property Type	Other Residential		Single Family
Property Subtype	Misc Residential Improvement		Free Standing
Bedrooms	—		4
Total Baths	—		3
Full Baths	—		2
Partial Baths	—		1
Living Area (sq ft)	—		2,600
Building Area (sq ft)	—		2,600
Lot Size	5.29 acres		2.11 acres
Lot Dimensions	5.290 AC		—
Garage	Yes	Garage - Front Entry, Garage Door Opener	
Garage (spaces)	2		2
Year Built	—		2022
Roofing	—		Architectural Shingle
Heating	—		Forced Air
Cooling	—		Central Air Conditioning
Fireplaces	—		1
Basement	—		Poured Concrete, Unfinished
Foundation	—		Permanent
Construction	—		Frame, Stick Built, Vinyl Siding
Number of Units	0		—
Number of Stories	—		2

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty

Cedar Press Rd, #13, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

- * Expired: 6/30/2023
- * MLS Listing PAYK2034912: 1/25/2023

List Price

\$645,000

Expired Date: 6/30/2023
Days in RPR: 156

Don't miss the opportunity to build your dream home on the only remaining lot in Cedar Heights countryside development. Development is dedicated to preservation & conservation in the Lisburn area of Fairview Township. One mile nature trail in development runs through mature trees along Stony Run Cr...

Home Facts

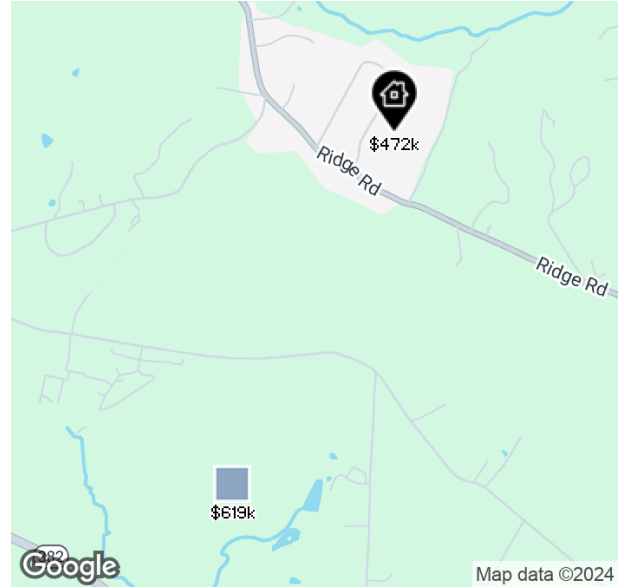
Public Facts

Listing Facts

Property Type	—	Single Family
Property Subtype	—	Free Standing
Bedrooms	—	4
Total Baths	—	3
Full Baths	—	2
Partial Baths	—	1
Living Area (sq ft)	—	2,400
Building Area (sq ft)	—	2,400
Lot Size	—	1.7 acres
Garage	—	Side Entry Garage
Garage (spaces)	—	2
Heating	—	90% Forced Air
Cooling	—	Central Air Conditioning
Basement	—	Full, Rough Bath Plumb
Foundation	—	Block, Passive Radon Mitigation
Construction	—	Stick Built, Stone
Number of Stories	—	2

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty

Cedar Press Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

- * Expired: 6/30/2023
- * MLS Listing PAYK2034910: 1/23/2023

List Price

\$619,000

Expired Date: 6/30/2023
Days in RPR: 158

Don't miss the opportunity to build your dream home on the only remaining lot in Cedar Heights countryside development. Development is dedicated to preservation & conservation in the Lisburn area of Fairview Township. One mile nature trail in development runs through mature trees along Stony Run Cr...

Home Facts

Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Free Standing
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	2,000
Building Area (sq ft)	-	2,000
Lot Size	-	1.7 acres
Garage	-	Side Entry Garage
Garage (spaces)	-	2
Heating	-	90% Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Basement	-	Full, Rough Bath Plumb
Foundation	-	Passive Radon Mitigation, Slab
Construction	-	Stick Built, Stone
Number of Stories	-	1

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty

656 Hunters Ln, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

* Expired: 6/15/2023
* MLS Listing PAYK2037734: 3/10/2023

List Price

\$699,900

Expired Date: 6/15/2023
Days in RPR: 97
Last Price Update: 4/19/2023

Current Estimated Value

\$736,350

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$692K – \$781K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$5,840**

↑ RVM® Change
Last 12 Months: **7.89%**

Located in the scenic suburbs of Harrisburg's West Shore, lies this magnificent property which is a beautiful primary residence or vacation home. Tucked away in an upscale neighborhood with mature trees and quiet streets, this home will welcome you with comfortable luxury. Step into the 2 story fo...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Basement (sq ft)

Garage

Garage (spaces)

Pool

Year Built

Total Rooms

Style

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

6

4

4

—

4,533

4,533

0.67 acres

29185 SF

—

Yes

2

Yes

1997

10

Colonial

Forced Air Unit

Yes

2

Improved Basement (Finished)

—

Wood

Wood Shingle

0

2+AB

Listing Facts

Single Family

Free Standing

6

4

4

—

3,457

3,457

0.67 acres

—

1,500

—

In Ground, Pool/Spa Combo

1997

14

—

Forced Air

Central Air Conditioning

2

Fully Finished

Concrete Perimeter

Brick, Vinyl Siding

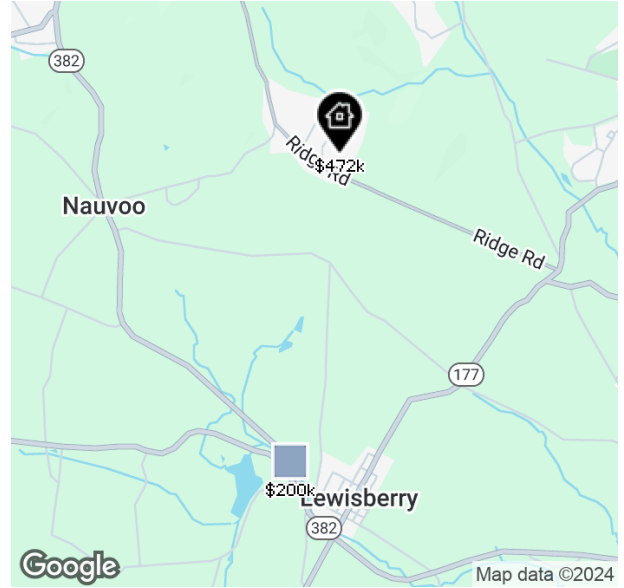
—

—

2

Listing Courtesy of SVN Latus

751 Siddonsburg Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

- * Expired: 6/8/2023
- * MLS Listing PAYK2038346: 3/21/2023

List Price

\$200,000

Expired Date: 6/8/2023
Days in RPR: 79

Current Estimated Value

\$200,200

Last RVM® Update: 9/22/2024

RVM® Est. Range:
\$184K – \$216K

RVM® Confidence:



RVM® Change
Last 1 Month: **\$610**

RVM® Change
Last 12 Months: **5.29%**

A true California rancher in York County! Featuring 3 bedrooms, 2 full baths, an office, a cedar closet, oversized family room with fireplace, kitchen, and dining room, this is 2000 square feet of true single floor living. There is a private deck for your outdoor enjoyment, and a 1 car garage, as...

Home Facts

Property Type
Property Subtype

Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Building Area (sq ft)

Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built

Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement

Foundation
Construction
Exterior Walls
Number of Units
Number of Stories

Public Facts

Single Family
Single Family Residential

3
2
2
—
2,021
2,021

0.55 acres
23958 SF
—
0
1942

6
Ranch/Rambler
—
Forced Air Unit
Yes
1
No Basement

Crawl/Raised
Metal
Metal
0
1 story with Attic

Listing Facts

Single Family
Free Standing

3
2
2
—
2,021
2,021

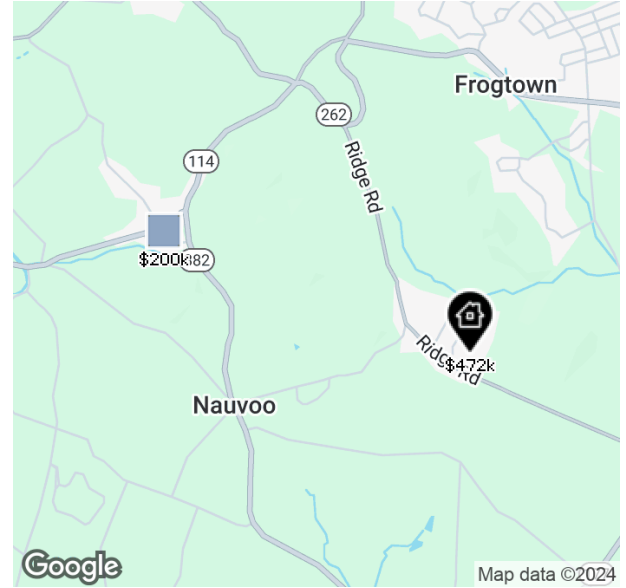
0.55 acres
—
Side Entry Garage
1
1942

—
—
Flat, Rubber
Forced Air
None
—
No

Slab
Brick, Stucco
—
—
1

Listing Courtesy of Coldwell Banker Realty

883 King St, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

* Expired: 3/17/2023
* MLS Listing PAYK2018518: 3/18/2022

List Price

\$199,990

Expired Date: 3/17/2023
Days in RPR: 364
Last Price Update: 3/29/2022

Current Estimated Value

\$236,290

Last RVM® Update: 9/22/2024

RVM® Est. Range:

\$206K – \$267K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$560**

↑ RVM® Change
Last 12 Months: **6.11%**

No money down! Great move-in ready rancher in West Shore School District! Prime location! Minutes from I-83. Please ask the listing agent about possible renovations.

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Basement (sq ft)

Garage (spaces)

Year Built

Total Rooms

Style

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

3

1

1

—

1,120

1,120

0.33 acres

14549 SF

—

0

1958

5

Ranch\Rambler

Forced Air Unit

None

1

Full Basement

—

Frame

Composition/Composite

0

1+AB

Listing Facts

Single Family

Free Standing

3

1

1

—

1,120

1,120

0.33 acres

—

250

—

1958

—

Forced Air

Central Air Conditioning

No

Full, Partially Finished

Block

Brick, Stick Built

—

—

1

Listing Courtesy of Keller Williams Keystone Realty

1390 Twin Lakes Rd, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

* Expired: 12/31/2022
* MLS Listing PAYK2029620: 9/12/2022

List Price

\$289,900

Expired Date: 12/31/2022
Days in RPR: 110

Current Estimated Value

\$256,000

Last AVM Update: 9/22/2024

AVM Est. Range:

\$179K – \$333K

AVM Confidence:



↓ AVM Change
Last 1 Month: **-\$6,000**

↑ AVM Change
Last 12 Months: **5.34%**

Calling all nature lovers to this beautiful 2.3 acre property! The home features a traditional floor plan with living room, dining area, 3 bedrooms and full bath. The full basement with laundry area and bathroom could easily be finished for added living space. Freshly painted interior and NEW roof...

Home Facts

Property Type
Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Building Area (sq ft)

Lot Size

Lot Dimensions

Garage

Garage (spaces)

Year Built

Total Rooms

Style

Heating

Cooling

Basement

Foundation

Construction

Exterior Walls

Number of Units

Number of Stories

Public Facts

Single Family

Single Family Residential

3

2

2

–

1,040

1,040

2.23 acres

2.230 AC

Yes

0

1983

6

Log Cabin/Rustic

Electric

Yes

Full Basement

–

Frame

Aluminum siding

0

1+AB

Listing Facts

Single Family

Free Standing

3

2

2

–

1,040

1,040

2.23 acres

–

Garage - Front Entry

2

1983

–

Forced Air

Central Air Conditioning

Full, Interior Access, Outside Entrance

Block

Frame

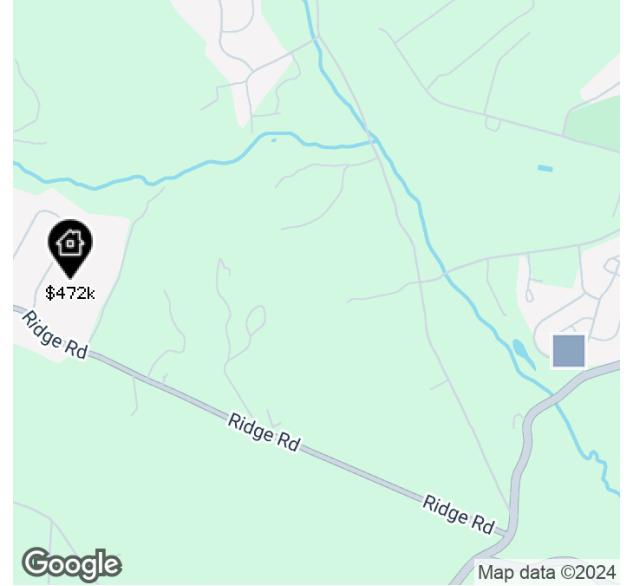
–

–

1

Listing Courtesy of RSR, REALTORS, LLC

145 Lakeside Dr, Lewisberry, PA 17339



LEGEND: Subject Property This Property

Expired

* Expired: 11/30/2022
* MLS Listing PAYK2028562: 8/19/2022

List Price

Expired Date: 11/30/2022
Days in RPR: 103

You do not want to miss this beautifully appointed rental opportunity in West Shore School District. This home sits in Lakeside Village just minutes away from Route 83. Stepping into this home you'll notice the abundance of natural light and vaulted ceilings which lead into the large kitchen feat...

Home Facts

Public Facts

Listing Facts

Property Type	Other Residential	Single Family
Property Subtype	Exempt (full or partial)	Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,845	—
Building Area (sq ft)	1,845	—
Lot Size	6,403 sq ft	6,386 sq ft
Lot Dimensions	6403 SF	—
Garage	Yes	Garage - Front Entry
Garage (spaces)	2	2
Year Built	2006	2006
Total Rooms	7	—
Style	Colonial	Colonial
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Central Air Conditioning
Basement	Full Basement	Unfinished
Foundation	—	Permanent
Construction	Wood	Aluminum Siding, Vinyl Siding
Exterior Walls	Wood Shingle	—
Number of Units	0	—
Number of Stories	2+AB	2

Listing Courtesy of Turn Key Realty Group

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are closed prices where available.

	User Selected Comps	Market Activity For Sale Listings	Market Activity Closed	Market Activity Expired Listings	Market Activity Pending Sales
Lowest Price	\$340,000	\$330,000	\$150,000	\$199,990	\$264,900
Median Price	\$350,000	\$659,900	\$376,000	\$499,900	\$282,400
Highest Price	\$479,000	\$2,400,000	\$430,000	\$699,900	\$299,900
Median Price Per Sq. Ft.	\$262	\$243	\$198	\$202	\$171
Median Days in RPR	54	41	38	133	22

Details of Comparative Analysis

Average of Comps

\$406,728

Adjustments

—

Adjusted Value

\$406,728

(or \$269 per sq. ft.)

Sellers

Signature

Date

Signature

Date

Broker / Agent

Signature

Date

Seller's Net Sheet

	Amount
Price	<input type="text" value="\$"/>
Encumbrances	
First Loan Payoff Amount (estimated)	<input type="text" value="\$"/>
Second Loan Payoff Amount (estimated)	<input type="text" value="\$"/>
Estimated Closing Costs	
Commissions	<input type="text" value="\$"/>
Escrow Items	<input type="text" value="\$"/>
Escrow Fees	<input type="text" value="\$"/>
Home Warranty	<input type="text" value="\$"/>
Other Work	<input type="text" value="\$"/>
Pest Inspection	<input type="text" value="\$"/>
Tax Stamp	<input type="text" value="\$"/>
Termite Work	<input type="text" value="\$"/>
Title Insurance	<input type="text" value="\$"/>
Seller Concessions	<input type="text" value="\$"/>
Seller Conveyances	<input type="text" value="\$"/>
Other	<input type="text" value="\$"/>
Net Cash to Seller	<input type="text" value="\$"/>

The seller's net proceeds are estimated using available information. These are not the actual costs that would be incurred if a sale is consummated. Seller's net proceeds are not guaranteed in any way.

Seller

date

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Fill in this information to identify your case:

Debtor 1	Alan Dwayne Fritz		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)			
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	MIDDLE DISTRICT OF PENNSYLVANIA		
Case number (if known)	1:24-bk-02554		

☐ Check if this is an amended filing

Official Form 106C

Schedule C: The Property You Claim as Exempt

4/22

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Part 1: Identify the Property You Claim as Exempt

1. Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.

☐ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)

☒ You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)

2. For any property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own Copy the value from <i>Schedule A/B</i>	Amount of the exemption you claim Check only one box for each exemption.	Specific laws that allow exemption
682 Woodburne Road Lewisberry, PA 17339 York County Value per market analysis - see attached Line from <i>Schedule A/B</i> : 1.1	\$406,728.00	<input checked="" type="checkbox"/> \$27,318.61 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(1)
Furniture, appliances, tools, push mower, snowblower, and miscellaneous household goods Line from <i>Schedule A/B</i> : 6.1	\$4,275.00	<input checked="" type="checkbox"/> \$4,275.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Electronics Line from <i>Schedule A/B</i> : 7.1	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Violin - value listed is current asking price Line from <i>Schedule A/B</i> : 9.1	\$55,000.00	<input checked="" type="checkbox"/> \$2,056.39 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(5)
Violin - value listed is current asking price Line from <i>Schedule A/B</i> : 9.1	\$55,000.00	<input checked="" type="checkbox"/> \$1,825.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)

Debtor 1 **Alan Dwayne Fritz**Case number (if known) **1:24-bk-02554**

Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own <small>Copy the value from Schedule A/B</small>	Amount of the exemption you claim <small>Check only one box for each exemption.</small>	Specific laws that allow exemption
Violin bows Line from <i>Schedule A/B</i> : 9.2	\$7,000.00	<input checked="" type="checkbox"/> \$7,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Painting supplies Line from <i>Schedule A/B</i> : 9.3	\$500.00	<input checked="" type="checkbox"/> \$500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)
Men's clothing and mink stole Line from <i>Schedule A/B</i> : 11.1	\$275.00	<input checked="" type="checkbox"/> \$275.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(d)(3)

3. Are you claiming a homestead exemption of more than \$189,050?

(Subject to adjustment on 4/01/25 and every 3 years after that for cases filed on or after the date of adjustment.)

- ☒ No
- ☐ Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?
- ☐ No
- ☐ Yes

Fill in this information to identify your case:

Debtor 1	Alan Dwayne Fritz		
	First Name	Middle Name	Last Name
Debtor 2			
(Spouse if, filing)	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	MIDDLE DISTRICT OF PENNSYLVANIA		
Case number	1:24-bk-02554		
(if known)			

☐ Check if this is an amended filing

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the Additional Page, fill it out, number the entries, and attach it to this form. On the top of any additional pages, write your name and case number (if known).

1. Do any creditors have claims secured by your property?

- ☐ No. Check this box and submit this form to the court with your other schedules. You have nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List All Secured Claims

2. List all secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. If more than one creditor has a particular claim, list the other creditors in Part 2. As much as possible, list the claims in alphabetical order according to the creditor's name.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	Column C Unsecured portion If any	
2.1	Best Egg Cross River Bank <small>Creditor's Name</small> c/o LVNV Funding/Resurgent Capital PO Box 10497 Greenville, SC 29603 <small>Number, Street, City, State & Zip Code</small>	Describe the property that secures the claim: 682 Woodburne Road Lewisberry, PA 17339 York County Value per market analysis - see attached As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input checked="" type="checkbox"/> Judgment lien from a lawsuit <input type="checkbox"/> Other (including a right to offset) _____	\$14,578.00	\$406,728.00	\$0.00
Who owes the debt? Check one. <input checked="" type="checkbox"/> Debtor 1 only <input type="checkbox"/> Debtor 2 only <input type="checkbox"/> Debtor 1 and Debtor 2 only <input type="checkbox"/> At least one of the debtors and another <input type="checkbox"/> Check if this claim relates to a community debt		Judgment entered March 31, 2023 Date debt was incurred			
		Last 4 digits of account number 3584			

Debtor 1 **Alan Dwayne Fritz**

First Name

Middle Name

Last Name

Case number (if known)

1:24-bk-02554**2.2 Members 1st FCU**

Creditor's Name

**Attn: Bankruptcy
PO Box 8893
Camp Hill, PA 17001**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☒ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$49,888.00****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt

Opened

11/27/18

Last Active

12/23/22

Date debt was incurred

Last 4 digits of account number **0001****2.3 Midland Mortgage Co**

Creditor's Name

**Attn: Customer
Service/Bankruptcy
PO Box 26648
Oklahoma City, OK 73216**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☒ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$183,987.00****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt

Opened

11/10 Last

Active

8/31/24

Date debt was incurred

Last 4 digits of account number **5209**

Debtor 1 **Alan Dwayne Fritz**

First Name

Middle Name

Last Name

Case number (if known)

1:24-bk-02554**2.4 Noteworthy**

Creditor's Name

**2200 Carnegie Avenue
Cleveland, OH 44115**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☒ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$29,537.86****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt

Opened

04/17 LastDate debt was incurred **Active 08/20**Last 4 digits of account number **0050****2.5****Pennsylvania
Department of Revenue**

Creditor's Name

**PO Box 280946
Harrisburg, PA 17128**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$1,113.29****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt

Lien date

Date debt was incurred **08/09/24**Last 4 digits of account number **5601**

Debtor 1 **Alan Dwayne Fritz**

First Name

Middle Name

Last Name

Case number (if known)

1:24-bk-02554

2.6

**Pennsylvania
Department of Revenue**

Creditor's Name

**Bureau of Compliance -
Lien Section
PO Box 280948
Harrisburg, PA 17128**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)☒ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$1,107.84****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt**Lien filed
July 10,**Date debt was incurred **2024**Last 4 digits of account number **5442**

2.7

**Secretary of Housing &
Urban Develo**

Creditor's Name

**451 Seventh Street SW
Washington, DC 20410**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☒ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$11,897.71****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debtDate debt was incurred **11/23**Last 4 digits of account number **5703**

Debtor 1 **Alan Dwayne Fritz**

First Name

Middle Name

Last Name

Case number (if known)

1:24-bk-02554

2.8

**Secretary of Housing &
Urban Develo**

Creditor's Name

**451 Seventh Street SW
Washington, DC 20410**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☒ An agreement you made (such as mortgage or secured car loan)☐ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$42,445.35****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debtDate debt was incurred **09/26/22**Last 4 digits of account number **7569**

2.9

**York County Clerk of
Courts**

Creditor's Name

**45 North George Street
York, PA 17401**

Number, Street, City, State & Zip Code

Describe the property that secures the claim:

**682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)☒ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**\$3,208.13****\$406,728.00****\$0.00**

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debtDate debt was incurred **Judgment
entered
March 20,
2023**Last 4 digits of account number **2022**

Debtor 1 **Alan Dwayne Fritz**

First Name

Middle Name

Last Name

Case number (if known)

1:24-bk-025542.1
0**York County Clerk of
Courts**

Creditor's Name

Describe the property that secures the claim:

\$973.41**\$406,728.00****\$0.00****682 Woodburne Road Lewisberry,
PA 17339 York County
Value per market analysis - see
attached**

As of the date you file, the claim is: Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)☒ Statutory lien (such as tax lien, mechanic's lien)☐ Judgment lien from a lawsuit☐ Other (including a right to offset)**45 North George Street
York, PA 17401**

Number, Street, City, State & Zip Code

Who owes the debt? Check one.

☒ Debtor 1 only☐ Debtor 2 only☐ Debtor 1 and Debtor 2 only☐ At least one of the debtors and another☐ Check if this claim relates to a community debt**Judgment
entered
November
8, 2019**

Date debt was incurred

Last 4 digits of account number **2019**

Add the dollar value of your entries in Column A on this page. Write that number here:

\$338,736.59If this is the last page of your form, add the dollar value totals from all pages.
Write that number here:**\$338,736.59****Part 2: List Others to Be Notified for a Debt That You Already Listed**

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

[]	Name, Number, Street, City, State & Zip Code CBY Professional Services 334 Carlisle Avenue York, PA 17401	On which line in Part 1 did you enter the creditor? 2.9
		Last 4 digits of account number ____
[]	Name, Number, Street, City, State & Zip Code CBY Professional Services 334 Carlisle Avenue York, PA 17401	On which line in Part 1 did you enter the creditor? 2.10
		Last 4 digits of account number ____
[]	Name, Number, Street, City, State & Zip Code Gregg L. Morris & Michael T. Rutkow 2400 Ansys Drive, Suite 402B Canonsburg, PA 15317	On which line in Part 1 did you enter the creditor? 2.1
		Last 4 digits of account number ____
[]	Name, Number, Street, City, State & Zip Code Mette, Evans & Woodside PO Box 5950 3401 North Front Street Harrisburg, PA 17110	On which line in Part 1 did you enter the creditor? 2.2
		Last 4 digits of account number ____

Debtor 1

Alan Dwayne Fritz

Case number (if known)

1:24-bk-02554

First Name

Middle Name

Last Name

[]

Name, Number, Street, City, State & Zip Code

Weltman, Weinberg & Reis Co, LP

520 Walnut Street, Suite 1355

Philadelphia, PA 19106

On which line in Part 1 did you enter the creditor?

2.4

Last 4 digits of account number

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number 1:24-bk-02554
(if known)

☐ Check if this is an amended filing

Official Form 106E/F**Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY claims and Part 2 for creditors with NONPRIORITY claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Property (Official Form 106A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G). Do not include any creditors with partially secured claims that are listed in Schedule D: Creditors Who Have Claims Secured by Property. If more space is needed, copy the Part you need, fill it out, number the entries in the boxes on the left. Attach the Continuation Page to this page. If you have no information to report in a Part, do not file that Part. On the top of any additional pages, write your name and case number (if known).

Part 1: List All of Your PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims against you?

- ☒ No. Go to Part 2.
- ☐ Yes.

Part 2: List All of Your NONPRIORITY Unsecured Claims

3. Do any creditors have nonpriority unsecured claims against you?

- ☐ No. You have nothing to report in this part. Submit this form to the court with your other schedules.
- ☒ Yes.

4. List all of your nonpriority unsecured claims in the alphabetical order of the creditor who holds each claim. If a creditor has more than one nonpriority unsecured claim, list the creditor separately for each claim. For each claim listed, identify what type of claim it is. Do not list claims already included in Part 1. If more than one creditor holds a particular claim, list the other creditors in Part 3. If you have more than three nonpriority unsecured claims fill out the Continuation Page of Part 2.

Total claim

<div>4.1</div> <p>Capital One Nonpriority Creditor's Name Attn: Bankruptcy PO Box 30285 Salt Lake City, UT 84130 Number Street City State Zip Code Who incurred the debt? Check one. <input checked="" type="checkbox"/> Debtor 1 only <input type="checkbox"/> Debtor 2 only <input type="checkbox"/> Debtor 1 and Debtor 2 only <input type="checkbox"/> At least one of the debtors and another <input type="checkbox"/> Check if this claim is for a community debt Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p>Last 4 digits of account number <u>9687</u></p> <p>When was the debt incurred? <u>Opened 12/08 Last Active 11/17/21</u></p> <p>As of the date you file, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Type of NONPRIORITY unsecured claim: <input type="checkbox"/> Student loans <input type="checkbox"/> Obligations arising out of a separation agreement or divorce that you did not report as priority claims <input type="checkbox"/> Debts to pension or profit-sharing plans, and other similar debts <input checked="" type="checkbox"/> Other. Specify <u>Credit Card Purchases</u></p>	<p>\$3,169.00</p>
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4.2

Citizens Bank

Nonpriority Creditor's Name

**Attention: Bankruptcy
1 Citizens Plaza
Providence, RI 02903**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number 7355\$15,915.00When was the debt incurred? Opened 08/19 Last Active 12/20/23

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts

☒ Other. Specify Automobile Deficiency

4.3

Credit One Bank

Nonpriority Creditor's Name

**Attn: Bankruptcy Department
6801 Cimarron Road
Las Vegas, NV 89113**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number 4780\$503.55When was the debt incurred? Opened 03/24 Last Active 09/24

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts

☒ Other. Specify Credit Card Purchases

4.4

Elan Financial Service

Nonpriority Creditor's Name

**CB Disputes
Saint Louis, MO 63166**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number 5896\$10,028.00When was the debt incurred? Opened 08/16 Last Active 09/20

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts

☒ Other. Specify Credit Card Purchases

4.5

Internal Revenue Service

Nonpriority Creditor's Name

PO Box 7346**Philadelphia, PA 19101-7346**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another
- ☐ Check if this claim is for a community debt

Is the claim subject to offset?

☒ No☐ Yes

Last 4 digits of account number

\$45,256.99

When was the debt incurred?

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
- ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
- ☐ Debts to pension or profit-sharing plans, and other similar debts

Federal taxes**2017 - \$23,185.15****2018 - \$2,673.56**☒ Other. Specify **2020 - \$19,398.28**

4.6

Members 1st FCU

Nonpriority Creditor's Name

Attn: Bankruptcy**PO Box 8893****Camp Hill, PA 17001**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another
- ☐ Check if this claim is for a community debt

Is the claim subject to offset?

☒ No☐ Yes

Last 4 digits of account number

2150**\$15,362.00**

When was the debt incurred?

Opened 12/01 Last Active 02/23

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
- ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
- ☐ Debts to pension or profit-sharing plans, and other similar debts

☒ Other. Specify **Credit Card Purchases**

4.7

PPL

Nonpriority Creditor's Name

2 North 9th Street**CPC-GENN1****Allentown, PA 18101**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
- ☐ Debtor 2 only
- ☐ Debtor 1 and Debtor 2 only
- ☐ At least one of the debtors and another
- ☐ Check if this claim is for a community debt

Is the claim subject to offset?

☒ No☐ Yes

Last 4 digits of account number

2026**\$2,645.56**

When was the debt incurred?

Until date of filing

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
- ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
- ☐ Debts to pension or profit-sharing plans, and other similar debts

☒ Other. Specify **Utility Services**

4.8

Progressive

Nonpriority Creditor's Name

**c/o Credit Collection Services
725 Canton Street
Norwood, MA 02062**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number **6496****\$94.00**When was the debt incurred? **Opened 12/23 Last Active 10/23**

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts
☒ Other. Specify **Insurance**

4.9

Synchrony/PayPal Credit

Nonpriority Creditor's Name

**Attn: Bankruptcy
PO Box 965064
Orlando, FL 32896**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number **6098****\$11,304.00**When was the debt incurred? **Opened 04/14 Last Active 9/28/20**

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts
☒ Other. Specify **Credit Card Purchases**

4.1
0**Wells Fargo Jewelry Advantage**

Nonpriority Creditor's Name

**Attn: Bankruptcy
PO Box 10438 Mac F8235-02f
Des Moines, IA 50306**

Number Street City State Zip Code

Who incurred the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim is for a community debt

Is the claim subject to offset?

- ☒ No
☐ Yes

Last 4 digits of account number **9206****\$2,389.00**When was the debt incurred? **Opened 07/16 Last Active 5/28/21**

As of the date you file, the claim is: Check all that apply

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Type of NONPRIORITY unsecured claim:

- ☐ Student loans
☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims
☐ Debts to pension or profit-sharing plans, and other similar debts
☒ Other. Specify **Credit Card Purchases**

Part 3: List Others to Be Notified About a Debt That You Already Listed

5. Use this page only if you have others to be notified about your bankruptcy, for a debt that you already listed in Parts 1 or 2. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the original creditor in Parts 1 or 2, then list the collection agency here. Similarly, if you

have more than one creditor for any of the debts that you listed in Parts 1 or 2, list the additional creditors here. If you do not have additional persons to be notified for any debts in Parts 1 or 2, do not fill out or submit this page.

Part 4: Add the Amounts for Each Type of Unsecured Claim

6. Total the amounts of certain types of unsecured claims. This information is for statistical reporting purposes only. 28 U.S.C. §159. Add the amounts for each type of unsecured claim.

Total claims from Part 1	6a. Domestic support obligations	6a.	\$	0.00
	6b. Taxes and certain other debts you owe the government	6b.	\$	0.00
	6c. Claims for death or personal injury while you were intoxicated	6c.	\$	0.00
	6d. Other. Add all other priority unsecured claims. Write that amount here.	6d.	\$	0.00
	6e. Total Priority. Add lines 6a through 6d.	6e.	\$	0.00
Total claims from Part 2	6f. Student loans	6f.	\$	0.00
	6g. Obligations arising out of a separation agreement or divorce that you did not report as priority claims	6g.	\$	0.00
	6h. Debts to pension or profit-sharing plans, and other similar debts	6h.	\$	0.00
	6i. Other. Add all other nonpriority unsecured claims. Write that amount here.	6i.	\$	106,667.10
	6j. Total Nonpriority. Add lines 6f through 6i.	6j.	\$	106,667.10

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number 1:24-bk-02554
(if known)

☐ Check if this is an amended filing

Official Form 106G**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

1. **Do you have any executory contracts or unexpired leases?**
☐ No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B:Property* (Official Form 106 A/B).
2. **List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone).** See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Person or company with whom you have the contract or lease Name, Number, Street, City, State and ZIP Code		State what the contract or lease is for
2.1	Carriage House Violins of Johnson String Instrument - Boston Showroom 236 Huntington Avenue, Suite 304 Boston, MA 02115	Violin (listed on Schedule B) being sold on consignment (fee is 10%)

Fill in this information to identify your case:

Debtor 1	Alan Dwayne Fritz		
	First Name	Middle Name	Last Name
Debtor 2			
(Spouse if, filing)	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	MIDDLE DISTRICT OF PENNSYLVANIA		
Case number	1:24-bk-02554		
(if known)			

☐ Check if this is an amended filing

Official Form 106H Schedule H: Your Codebtors

12/15

Codebtors are people or entities who are also liable for any debts you may have. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the Additional Page, fill it out, and number the entries in the boxes on the left. Attach the Additional Page to this page. On the top of any Additional Pages, write your name and case number (if known). Answer every question.

1. Do you have any codebtors? (If you are filing a joint case, do not list either spouse as a codebtor.)

- ☒ No
☐ Yes

2. Within the last 8 years, have you lived in a community property state or territory? (Community property states and territories include Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, and Wisconsin.)

- ☒ No. Go to line 3.
☐ Yes. Did your spouse, former spouse, or legal equivalent live with you at the time?

3. In Column 1, list all of your codebtors. Do not include your spouse as a codebtor if your spouse is filing with you. List the person shown in line 2 again as a codebtor only if that person is a guarantor or cosigner. Make sure you have listed the creditor on Schedule D (Official Form 106D), Schedule E/F (Official Form 106E/F), or Schedule G (Official Form 106G). Use Schedule D, Schedule E/F, or Schedule G to fill out Column 2.

Column 1: Your codebtor

Name, Number, Street, City, State and ZIP Code

3.1

Name

Number
City

Street

State

ZIP Code

Column 2: The creditor to whom you owe the debt

Check all schedules that apply:

- ☐ Schedule D, line _____
☐ Schedule E/F, line _____
☐ Schedule G, line _____

3.2

Name

Number
City

Street

State

ZIP Code

- ☐ Schedule D, line _____
☐ Schedule E/F, line _____
☐ Schedule G, line _____

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number 1:24-bk-02554
(If known)

Check if this is:

- ☐ An amended filing
☐ A supplement showing postpetition chapter 13 income as of the following date:

MM / DD / YYYY

Official Form 106I

Schedule I: Your Income

12/15

Be as complete and accurate as possible. If two married people are filing together (Debtor 1 and Debtor 2), both are equally responsible for supplying correct information. If you are married and not filing jointly, and your spouse is living with you, include information about your spouse. If you are separated and your spouse is not filing with you, do not include information about your spouse. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Employment

1. Fill in your employment information.

If you have more than one job, attach a separate page with information about additional employers.

Include part-time, seasonal, or self-employed work.

Occupation may include student or homemaker, if it applies.

Employment status

Occupation

Employer's name

Employer's address

How long employed there?

Debtor 1

- ☐ Employed
☒ Not employed

Debtor 2 or non-filing spouse

- ☐ Employed
☐ Not employed

Part 2: Give Details About Monthly Income

Estimate monthly income as of the date you file this form. If you have nothing to report for any line, write \$0 in the space. Include your non-filing spouse unless you are separated.

If you or your non-filing spouse have more than one employer, combine the information for all employers for that person on the lines below. If you need more space, attach a separate sheet to this form.

	For Debtor 1	For Debtor 2 or non-filing spouse
2. List monthly gross wages, salary, and commissions (before all payroll deductions). If not paid monthly, calculate what the monthly wage would be.	2. \$ 0.00	\$ N/A
3. Estimate and list monthly overtime pay.	3. +\$ 0.00	+\$ N/A
4. Calculate gross income. Add line 2 + line 3.	4. \$ 0.00	\$ N/A

	For Debtor 1	For Debtor 2 or non-filing spouse	
Copy line 4 here	4. \$ 0.00	\$ N/A	
5. List all payroll deductions:			
5a. Tax, Medicare, and Social Security deductions	5a. \$ 0.00	\$ N/A	
5b. Mandatory contributions for retirement plans	5b. \$ 0.00	\$ N/A	
5c. Voluntary contributions for retirement plans	5c. \$ 0.00	\$ N/A	
5d. Required repayments of retirement fund loans	5d. \$ 0.00	\$ N/A	
5e. Insurance	5e. \$ 0.00	\$ N/A	
5f. Domestic support obligations	5f. \$ 0.00	\$ N/A	
5g. Union dues	5g. \$ 0.00	\$ N/A	
5h. Other deductions. Specify:	5h.+ \$ 0.00	+ \$ N/A	
6. Add the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6. \$ 0.00	\$ N/A	
7. Calculate total monthly take-home pay. Subtract line 6 from line 4.	7. \$ 0.00	\$ N/A	
8. List all other income regularly received:			
8a. Net income from rental property and from operating a business, profession, or farm Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total monthly net income.	8a. \$ 0.00	\$ N/A	
8b. Interest and dividends	8b. \$ 0.00	\$ N/A	
8c. Family support payments that you, a non-filing spouse, or a dependent regularly receive Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	8c. \$ 0.00	\$ N/A	
8d. Unemployment compensation	8d. \$ 0.00	\$ N/A	
8e. Social Security	8e. \$ 2,996.20	\$ N/A	
8f. Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies. Specify:	8f. \$ 0.00	\$ N/A	
8g. Pension or retirement income	8g. \$ 0.00	\$ N/A	
8h. Other monthly income. Specify: Tax refund (2023)	8h.+ \$ 77.50	+ \$ N/A	
Estimated income from employment	\$ 2,100.00	\$ N/A	
9. Add all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9. \$ 5,173.70	\$ N/A	
10. Calculate monthly income. Add line 7 + line 9. Add the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.	10. \$ 5,173.70 + \$ N/A	= \$ 5,173.70	
11. State all other regular contributions to the expenses that you list in Schedule J. Include contributions from an unmarried partner, members of your household, your dependents, your roommates, and other friends or relatives. Do not include any amounts already included in lines 2-10 or amounts that are not available to pay expenses listed in Schedule J. Specify:			11. +\$ 0.00
12. Add the amount in the last column of line 10 to the amount in line 11. The result is the combined monthly income. Write that amount on the <i>Summary of Schedules</i> and <i>Statistical Summary of Certain Liabilities and Related Data</i> , if it applies			12. \$ 5,173.70 Combined monthly income
13. Do you expect an increase or decrease within the year after you file this form?			
<input checked="" type="checkbox"/> No.			
<input type="checkbox"/> Yes. Explain:			

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number 1:24-bk-02554
(If known)

Check if this is:

- ☐ An amended filing
- ☐ A supplement showing postpetition chapter 13 expenses as of the following date:

MM / DD / YYYY

Official Form 106J

Schedule J: Your Expenses

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach another sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Your Household

1. Is this a joint case?

☒ No. Go to line 2.

☐ Yes. Does Debtor 2 live in a separate household?

☐ No

☐ Yes. Debtor 2 must file Official Form 106J-2, *Expenses for Separate Household of Debtor 2*.

2. Do you have dependents? ☒ No

Do not list Debtor 1 and Debtor 2.

☐ Yes. Fill out this information for each dependent.....

Dependent's relationship to Debtor 1 or Debtor 2

Dependent's age

Does dependent live with you?

Do not state the dependents names.

- ☐ No
☐ Yes
☐ No
☐ Yes
☐ No
☐ Yes
☐ No
☐ Yes

3. Do your expenses include expenses of people other than yourself and your dependents? ☒ No
☐ Yes

Part 2: Estimate Your Ongoing Monthly Expenses

Estimate your expenses as of your bankruptcy filing date unless you are using this form as a supplement in a Chapter 13 case to report expenses as of a date after the bankruptcy is filed. If this is a supplemental *Schedule J*, check the box at the top of the form and fill in the applicable date.

Include expenses paid for with non-cash government assistance if you know the value of such assistance and have included it on *Schedule I: Your Income* (Official Form 106I.)

Your expenses

4. The rental or home ownership expenses for your residence. Include first mortgage payments and any rent for the ground or lot.

4. \$ 1,775.25

If not included in line 4:

4a. Real estate taxes

4a. \$ 0.00

4b. Property, homeowner's, or renter's insurance

4b. \$ 0.00

4c. Home maintenance, repair, and upkeep expenses

4c. \$ 0.00

4d. Homeowner's association or condominium dues

4d. \$ 0.00

5. Additional mortgage payments for your residence, such as home equity loans

5. \$ 708.00

6. Utilities:		
6a. Electricity, heat, natural gas	6a. \$	283.33
6b. Water, sewer, garbage collection	6b. \$	0.00
6c. Telephone, cell phone, Internet, satellite, and cable services	6c. \$	0.00
6d. Other. Specify: <u>Cell phone</u>	6d. \$	70.00
<u>Trash</u>	\$	33.33
<u>Cable/internet</u>	\$	150.00
7. Food and housekeeping supplies	7. \$	300.00
8. Childcare and children's education costs	8. \$	0.00
9. Clothing, laundry, and dry cleaning	9. \$	30.00
10. Personal care products and services	10. \$	0.00
11. Medical and dental expenses	11. \$	3.33
12. Transportation. Include gas, maintenance, bus or train fare. Do not include car payments.	12. \$	100.00
13. Entertainment, clubs, recreation, newspapers, magazines, and books	13. \$	0.00
14. Charitable contributions and religious donations	14. \$	0.00
15. Insurance. Do not include insurance deducted from your pay or included in lines 4 or 20.		
15a. Life insurance	15a. \$	0.00
15b. Health insurance	15b. \$	0.00
15c. Vehicle insurance	15c. \$	0.00
15d. Other insurance. Specify: <u>Medicare withheld from Social Security</u>	15d. \$	192.20
16. Taxes. Do not include taxes deducted from your pay or included in lines 4 or 20. Specify:	16. \$	0.00
17. Installment or lease payments:		
17a. Car payments for Vehicle 1	17a. \$	0.00
17b. Car payments for Vehicle 2	17b. \$	0.00
17c. Other. Specify: <u>Fines</u>	17c. \$	100.00
17d. Other. Specify:	17d. \$	0.00
18. Your payments of alimony, maintenance, and support that you did not report as deducted from your pay on line 5, Schedule I, Your Income (Official Form 106I).	18. \$	0.00
19. Other payments you make to support others who do not live with you.	\$	0.00
Specify:	19.	
20. Other real property expenses not included in lines 4 or 5 of this form or on Schedule I: Your Income.		
20a. Mortgages on other property	20a. \$	0.00
20b. Real estate taxes	20b. \$	0.00
20c. Property, homeowner's, or renter's insurance	20c. \$	0.00
20d. Maintenance, repair, and upkeep expenses	20d. \$	0.00
20e. Homeowner's association or condominium dues	20e. \$	0.00
21. Other: Specify:	21. +\$	0.00
22. Calculate your monthly expenses		
22a. Add lines 4 through 21.	\$	3,745.44
22b. Copy line 22 (monthly expenses for Debtor 2), if any, from Official Form 106J-2	\$	
22c. Add line 22a and 22b. The result is your monthly expenses.	\$	3,745.44
23. Calculate your monthly net income.		
23a. Copy line 12 (<i>your combined monthly income</i>) from Schedule I.	23a. \$	5,173.70
23b. Copy your monthly expenses from line 22c above.	23b. -\$	3,745.44
23c. Subtract your monthly expenses from your monthly income. The result is your <i>monthly net income</i> .	23c. \$	1,428.26
24. Do you expect an increase or decrease in your expenses within the year after you file this form? For example, do you expect to finish paying for your car loan within the year or do you expect your mortgage payment to increase or decrease because of a modification to the terms of your mortgage?		
<input checked="" type="checkbox"/> No.		
<input type="checkbox"/> Yes.	Explain here:	

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number 1:24-bk-02554
(if known)

☐ Check if this is an amended filing

Official Form 106Dec

Declaration About an Individual Debtor's Schedules

12/15

If two married people are filing together, both are equally responsible for supplying correct information.

You must file this form whenever you file bankruptcy schedules or amended schedules. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Sign Below

Did you pay or agree to pay someone who is NOT an attorney to help you fill out bankruptcy forms?

☒ No

☐ Yes. Name of person _____ Attach Bankruptcy Petition Preparer's Notice, Declaration, and Signature (Official Form 119)

Under penalty of perjury, I declare that I have read the summary and schedules filed with this declaration and that they are true and correct.

X /s/ Alan Dwayne Fritz
Alan Dwayne Fritz
Signature of Debtor 1

X _____
Signature of Debtor 2

Date November 15, 2024

Date _____

Fill in this information to identify your case:

Debtor 1 **Alan Dwayne Fritz**
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**

Case number **1:24-bk-02554**
(if known)

☐ Check if this is an amended filing

Official Form 107**Statement of Financial Affairs for Individuals Filing for Bankruptcy****04/22**

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Give Details About Your Marital Status and Where You Lived Before**1. What is your current marital status?**

- ☐ Married
☒ Not married

2. During the last 3 years, have you lived anywhere other than where you live now?

- ☒ No
☐ Yes. List all of the places you lived in the last 3 years. Do not include where you live now.

Debtor 1:**Dates Debtor 1
lived there****Debtor 2 Prior Address:****Dates Debtor 2
lived there****3. Within the last 8 years, did you ever live with a spouse or legal equivalent in a community property state or territory?** (Community property states and territories include Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington and Wisconsin.)

- ☒ No
☐ Yes. Make sure you fill out *Schedule H: Your Codebtors* (Official Form 106H).

Part 2 Explain the Sources of Your Income**4. Did you have any income from employment or from operating a business during this year or the two previous calendar years?**

Fill in the total amount of income you received from all jobs and all businesses, including part-time activities. If you are filing a joint case and you have income that you receive together, list it only once under Debtor 1.

- ☐ No
☒ Yes. Fill in the details.

**For last calendar year:
(January 1 to December 31, 2023)**

Debtor 1**Sources of income**
Check all that apply.

- ☒ Wages, commissions,
bonuses, tips
☐ Operating a business

Gross income
(before deductions and
exclusions)**\$43,596.00****Debtor 2****Sources of income**
Check all that apply.

- ☐ Wages, commissions,
bonuses, tips
☐ Operating a business

Gross income
(before deductions
and exclusions)

	Debtor 1		Debtor 2
	Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Sources of income Check all that apply.
For the calendar year before that: (January 1 to December 31, 2022)	<input checked="" type="checkbox"/> Wages, commissions, bonuses, tips	\$60,843.00	<input type="checkbox"/> Wages, commissions, bonuses, tips
	<input type="checkbox"/> Operating a business		<input type="checkbox"/> Operating a business

5. Did you receive any other income during this year or the two previous calendar years?

Include income regardless of whether that income is taxable. Examples of *other income* are alimony; child support; Social Security, unemployment, and other public benefit payments; pensions; rental income; interest; dividends; money collected from lawsuits; royalties; and gambling and lottery winnings. If you are filing a joint case and you have income that you received together, list it only once under Debtor 1.

List each source and the gross income from each source separately. Do not include income that you listed in line 4.

- ☐ No
☒ Yes. Fill in the details.

	Debtor 1		Debtor 2
	Sources of income Describe below.	Gross income from each source (before deductions and exclusions)	Sources of income Describe below.
From January 1 of current year until the date you filed for bankruptcy:	Social Security	\$26,695.80	
For last calendar year: (January 1 to December 31, 2023)	Social Security	\$2,874.00	
	Unemployment Compensation	\$8,615.00	
For the calendar year before that: (January 1 to December 31, 2022)	Unemployment Compensation	\$6,369.00	
	Pensions/Annuities	\$25,111.00	
	RTAA payments	\$6,369.00	

Part 3: List Certain Payments You Made Before You Filed for Bankruptcy**6. Are either Debtor 1's or Debtor 2's debts primarily consumer debts?**

- ☐ No. **Neither Debtor 1 nor Debtor 2 has primarily consumer debts.** *Consumer debts* are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$7,575* or more?

- ☐ No. Go to line 7.
☐ Yes List below each creditor to whom you paid a total of \$7,575* or more in one or more payments and the total amount you paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, do not include payments to an attorney for this bankruptcy case.

* Subject to adjustment on 4/01/25 and every 3 years after that for cases filed on or after the date of adjustment.

- ☒ Yes. **Debtor 1 or Debtor 2 or both have primarily consumer debts.**

During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?

- ☐ No. Go to line 7.
☒ Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, do not include payments to an attorney for this bankruptcy case.

Creditor's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Was this payment for ...
Midland Mortgage Co Attn: Customer Service/Bankruptcy PO Box 26648 Oklahoma City, OK 73216	\$1,775.25/monthly	\$5,325.75	\$183,987.00	<input checked="" type="checkbox"/> Mortgage <input type="checkbox"/> Car <input type="checkbox"/> Credit Card <input type="checkbox"/> Loan Repayment <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Other___

7. **Within 1 year before you filed for bankruptcy, did you make a payment on a debt you owed anyone who was an insider?**
Insiders include your relatives; any general partners; relatives of any general partners; partnerships of which you are a general partner; corporations of which you are an officer, director, person in control, or owner of 20% or more of their voting securities; and any managing agent, including one for a business you operate as a sole proprietor. 11 U.S.C. § 101. Include payments for domestic support obligations, such as child support and alimony.

- ☒ No
☐ Yes. List all payments to an insider.

Insider's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment
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8. **Within 1 year before you filed for bankruptcy, did you make any payments or transfer any property on account of a debt that benefited an insider?**
 Include payments on debts guaranteed or cosigned by an insider.

- ☒ No
☐ Yes. List all payments to an insider

Insider's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment Include creditor's name
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Part 4: Identify Legal Actions, Repossessions, and Foreclosures

9. **Within 1 year before you filed for bankruptcy, were you a party in any lawsuit, court action, or administrative proceeding?**
 List all such matters, including personal injury cases, small claims actions, divorces, collection suits, paternity actions, support or custody modifications, and contract disputes.

- ☐ No
☒ Yes. Fill in the details.

Case title Case number	Nature of the case	Court or agency	Status of the case
Commonwealth of Pennsylvania vs. Alan D. Fritz 2019-NO-009160	Fines	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Judgment filed November 8, 2019
Noteworthy Federal Credit Union, Plaintiff vs. Alan D. Fritz, Defendant 2021-SU-001857	Civil - Replevin	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Judgment entered for Plaintiff on November 17, 2021

Case title Case number	Nature of the case	Court or agency	Status of the case
LVNV Funding, LLC, Plaintiff vs. Alan Fritz, Defendant 2023-SU-000323	Civil - Collection	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Judgment entered for Plaintiff March 31, 2023
Commonwealth of Pennsylvania for the Use Of York County vs. Alan Dwayne Fritz 2023-NO-001272	Fines	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Judgment entered March 20, 2023
Members First Federal Credit Union, Plaintiff vs. Alan D. Fritz, Defendant 2023-SU-003352	Civil - Mortgage Foreclosure	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded Sherrif sale scheduled for October 7, 2024
Commonwealth of Pennsylvania for the Use Of York County vs. Alan Dwayne Fritz 2024-NO-5442	Fines	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Tax lien filed on July 10, 2024
Commonwealth of Pennsylvania Department of Revenue vs. Alan D. Fritz 2024-5601	Tax lien	Court of Common Pleas - York County 45 North George Street York, PA 17401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded Tax lien filed July 19, 2024

10. **Within 1 year before you filed for bankruptcy, was any of your property repossessed, foreclosed, garnished, attached, seized, or levied?**
Check all that apply and fill in the details below.

☐ No. Go to line 11.

☒ Yes. Fill in the information below.

Creditor Name and Address	Describe the Property	Date	Value of the property
Citizens Bank Attention: Bankruptcy 1 Citizens Plaza Providence, RI 02903	Explain what happened 2018 Mercedes 550 GLS <input checked="" type="checkbox"/> Property was repossessed. <input type="checkbox"/> Property was foreclosed. <input type="checkbox"/> Property was garnished. <input type="checkbox"/> Property was attached, seized or levied.	Summer 2023	Unknown

11. Within 90 days before you filed for bankruptcy, did any creditor, including a bank or financial institution, set off any amounts from your accounts or refuse to make a payment because you owed a debt?

☒ No
☐ Yes. Fill in the details.

Creditor Name and Address	Describe the action the creditor took	Date action was taken	Amount
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12. Within 1 year before you filed for bankruptcy, was any of your property in the possession of an assignee for the benefit of creditors, a court-appointed receiver, a custodian, or another official?

☒ No
☐ Yes

Part 5: List Certain Gifts and Contributions

13. Within 2 years before you filed for bankruptcy, did you give any gifts with a total value of more than \$600 per person?

☐ No
☒ Yes. Fill in the details for each gift.

Gifts with a total value of more than \$600 per person	Describe the gifts	Dates you gave the gifts	Value
Person to Whom You Gave the Gift and Address: Marangely A. Quinones 2851 Browning Court Abingdon, MD 21009	Cash	11/28/23 - 09/03/24	\$11,878.00

Person's relationship to you: **Friend**

14. Within 2 years before you filed for bankruptcy, did you give any gifts or contributions with a total value of more than \$600 to any charity?

☒ No
☐ Yes. Fill in the details for each gift or contribution.

Gifts or contributions to charities that total more than \$600 Charity's Name Address (Number, Street, City, State and ZIP Code)	Describe what you contributed	Dates you contributed	Value
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Part 6: List Certain Losses

15. Within 1 year before you filed for bankruptcy or since you filed for bankruptcy, did you lose anything because of theft, fire, other disaster, or gambling?

☒ No
☐ Yes. Fill in the details.

Describe the property you lost and how the loss occurred	Describe any insurance coverage for the loss Include the amount that insurance has paid. List pending insurance claims on line 33 of <i>Schedule A/B: Property</i> .	Date of your loss	Value of property lost
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Part 7: List Certain Payments or Transfers

16. Within 1 year before you filed for bankruptcy, did you or anyone else acting on your behalf pay or transfer any property to anyone you consulted about seeking bankruptcy or preparing a bankruptcy petition?

Include any attorneys, bankruptcy petition preparers, or credit counseling agencies for services required in your bankruptcy.

☐ No
☒ Yes. Fill in the details.

Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not You	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
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Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not You	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
Imblum Law Offices PC 4615 Derry Street Harrisburg, PA 17111 gary.imblum@imblumlaw.com	Attorney Fees	Retainer fee in the amount of \$1,495.00 includes the following costs: tri-merge credit report, credit counseling, filing fee, and debtor education.	\$1,495.00

17. Within 1 year before you filed for bankruptcy, did you or anyone else acting on your behalf pay or transfer any property to anyone who promised to help you deal with your creditors or to make payments to your creditors?
Do not include any payment or transfer that you listed on line 16.

- ☒ No
☐ Yes. Fill in the details.

Person Who Was Paid Address	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
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18. Within 2 years before you filed for bankruptcy, did you sell, trade, or otherwise transfer any property to anyone, other than property transferred in the ordinary course of your business or financial affairs?
Include both outright transfers and transfers made as security (such as the granting of a security interest or mortgage on your property). Do not include gifts and transfers that you have already listed on this statement.

- ☒ No
☐ Yes. Fill in the details.

Person Who Received Transfer Address	Description and value of property transferred	Describe any property or payments received or debts paid in exchange	Date transfer was made
Person's relationship to you			

19. Within 10 years before you filed for bankruptcy, did you transfer any property to a self-settled trust or similar device of which you are a beneficiary? (These are often called *asset-protection devices*.)

- ☒ No
☐ Yes. Fill in the details.

Name of trust	Description and value of the property transferred	Date Transfer was made
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Part 8: List of Certain Financial Accounts, Instruments, Safe Deposit Boxes, and Storage Units

20. Within 1 year before you filed for bankruptcy, were any financial accounts or instruments held in your name, or for your benefit, closed, sold, moved, or transferred?
Include checking, savings, money market, or other financial accounts; certificates of deposit; shares in banks, credit unions, brokerage houses, pension funds, cooperatives, associations, and other financial institutions.

- ☒ No
☐ Yes. Fill in the details.

Name of Financial Institution and Address (Number, Street, City, State and ZIP Code)	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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21. Do you now have, or did you have within 1 year before you filed for bankruptcy, any safe deposit box or other depository for securities, cash, or other valuables?

- ☒ No
☐ Yes. Fill in the details.

Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
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22. Have you stored property in a storage unit or place other than your home within 1 year before you filed for bankruptcy?

- ☐ No
☒ Yes. Fill in the details.

Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has or had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
Carriage House Violins of Johnson String Instrument - Boston Showroom 236 Huntington Avenue, Suite 304 Boston, MA 02115		Violin (listed for sale) - on Schedule B	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Part 9: Identify Property You Hold or Control for Someone Else

23. Do you hold or control any property that someone else owns? Include any property you borrowed from, are storing for, or hold in trust for someone.

- ☐ No
☒ Yes. Fill in the details.

Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	Value
Bill Fritz 910 Rhue Haus Lane, Apartment F Hummelstown, PA 17036	682 Woodburne Road Lewisberry, PA 17339	Musical equipment	\$250.00

Part 10: Give Details About Environmental Information

For the purpose of Part 10, the following definitions apply:

- ☒ **Environmental law** means any federal, state, or local statute or regulation concerning pollution, contamination, releases of hazardous or toxic substances, wastes, or material into the air, land, soil, surface water, groundwater, or other medium, including statutes or regulations controlling the cleanup of these substances, wastes, or material.
- ☒ **Site** means any location, facility, or property as defined under any environmental law, whether you now own, operate, or utilize it or used to own, operate, or utilize it, including disposal sites.
- ☒ **Hazardous material** means anything an environmental law defines as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, contaminant, or similar term.

Report all notices, releases, and proceedings that you know about, regardless of when they occurred.

24. Has any governmental unit notified you that you may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
☐ Yes. Fill in the details.

Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice
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25. Have you notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Fill in the details.

Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice

26. Have you been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No
☐ Yes. Fill in the details.

Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case

Part 11: Give Details About Your Business or Connections to Any Business

27. Within 4 years before you filed for bankruptcy, did you own a business or have any of the following connections to any business?

- ☐ A sole proprietor or self-employed in a trade, profession, or other activity, either full-time or part-time
☐ A member of a limited liability company (LLC) or limited liability partnership (LLP)
☐ A partner in a partnership
☐ An officer, director, or managing executive of a corporation
☐ An owner of at least 5% of the voting or equity securities of a corporation

- ☒ No. None of the above applies. Go to Part 12.
☐ Yes. Check all that apply above and fill in the details below for each business.

Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business Name of accountant or bookkeeper	Employer Identification number Do not include Social Security number or ITIN. Dates business existed

28. Within 2 years before you filed for bankruptcy, did you give a financial statement to anyone about your business? Include all financial institutions, creditors, or other parties.

- ☒ No
☐ Yes. Fill in the details below.

Name Address (Number, Street, City, State and ZIP Code)	Date Issued

Part 12: Sign Below

I have read the answers on this *Statement of Financial Affairs* and any attachments, and I declare under penalty of perjury that the answers are true and correct. I understand that making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

/s/ Alan Dwayne Fritz
Alan Dwayne Fritz
Signature of Debtor 1

Signature of Debtor 2

Date November 15, 2024

Date _____

Did you attach additional pages to *Your Statement of Financial Affairs for Individuals Filing for Bankruptcy* (Official Form 107)?

- ☒ No
☐ Yes

Did you pay or agree to pay someone who is not an attorney to help you fill out bankruptcy forms?

- ☒ No
☐ Yes. Name of Person _____. Attach the *Bankruptcy Petition Preparer's Notice, Declaration, and Signature* (Official Form 119).

Debtor 1 **Alan Dwayne Fritz**

Case number *(if known)* **1:24-bk-02554**

Fill in this information to identify your case:

Debtor 1 Alan Dwayne Fritz

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of Pennsylvania

Case number 1:24-bk-02554
(if known)

Check as directed in lines 17 and 21:

According to the calculations required by this Statement:

- ☒ 1. Disposable income is not determined under 11 U.S.C. § 1325(b)(3).
- ☐ 2. Disposable income is determined under 11 U.S.C. § 1325(b)(3).
- ☒ 3. The commitment period is 3 years.
- ☐ 4. The commitment period is 5 years.

☐ Check if this is an amended filing

Official Form 122C-1

Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period

10/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for being accurate. If more space is needed, attach a separate sheet to this form. Include the line number to which the additional information applies. On the top of any additional pages, write your name and case number (if known).

Part 1: Calculate Your Average Monthly Income

1. What is your marital and filing status? Check one only.

☒ **Not married.** Fill out Column A, lines 2-11.

☐ **Married.** Fill out both Columns A and B, lines 2-11.

Fill in the average monthly income that you received from all sources, derived during the 6 full months before you file this bankruptcy case. 11 U.S.C. § 101(10A). For example, if you are filing on September 15, the 6-month period would be March 1 through August 31. If the amount of your monthly income varied during the 6 months, add the income for all 6 months and divide the total by 6. Fill in the result. Do not include any income amount more than once. For example, if both spouses own the same rental property, put the income from that property in one column only. If you have nothing to report for any line, write \$0 in the space.

	Column A Debtor 1	Column B Debtor 2 or non-filing spouse
2. Your gross wages, salary, tips, bonuses, overtime, and commissions (before all payroll deductions).	\$ 0.00	\$
3. Alimony and maintenance payments. Do not include payments from a spouse if Column B is filled in.	\$ 0.00	\$
4. All amounts from any source which are regularly paid for household expenses of you or your dependents, including child support. Include regular contributions from an unmarried partner, members of your household, your dependents, parents, and roommates. Do not include payments from a spouse. Do not include payments you listed on line 3.	\$ 0.00	\$
5. Net income from operating a business, profession, or farm		
	Debtor 1	
Gross receipts (before all deductions)	\$ 0.00	
Ordinary and necessary operating expenses	-\$ 0.00	
Net monthly income from a business, profession, or farm	\$ 0.00	Copy here -> \$ 0.00
6. Net income from rental and other real property		
	Debtor 1	
Gross receipts (before all deductions)	\$ 0.00	
Ordinary and necessary operating expenses	-\$ 0.00	
Net monthly income from rental or other real property	\$ 0.00	Copy here -> \$ 0.00

	Column A Debtor 1	Column B Debtor 2 or non-filing spouse
7. Interest, dividends, and royalties	\$ 0.00	\$
8. Unemployment compensation	\$ 0.00	\$
Do not enter the amount if you contend that the amount received was a benefit under the Social Security Act. Instead, list it here:		
For you	\$ 0.00	
For your spouse	\$	
9. Pension or retirement income. Do not include any amount received that was a benefit under the Social Security Act. Also, except as stated in the next sentence, do not include any compensation, pension, pay, annuity, or allowance paid by the United States Government in connection with a disability, combat-related injury or disability, or death of a member of the uniformed services. If you received any retired pay paid under chapter 61 of title 10, then include that pay only to the extent that it does not exceed the amount of retired pay to which you would otherwise be entitled if retired under any provision of title 10 other than chapter 61 of that title.	\$ 0.00	\$
10. Income from all other sources not listed above. Specify the source and amount. Do not include any benefits received under the Social Security Act; payments received as a victim of a war crime, a crime against humanity, or international or domestic terrorism; or compensation, pension, pay, annuity, or allowance paid by the United States Government in connection with a disability, combat-related injury or disability, or death of a member of the uniformed services. If necessary, list other sources on a separate page and put the total below.		
.....	\$ 0.00	\$
.....	\$ 0.00	\$
Total amounts from separate pages, if any.	+ \$ 0.00	\$
11. Calculate your total average monthly income. Add lines 2 through 10 for each column. Then add the total for Column A to the total for Column B.	\$ 0.00	+ \$ = \$ 0.00
		Total average monthly income

Part 2: Determine How to Measure Your Deductions from Income

12. Copy your total average monthly income from line 11.	\$ 0.00
13. Calculate the marital adjustment. Check one:	
<input checked="" type="checkbox"/> You are not married. Fill in 0 below.	
<input type="checkbox"/> You are married and your spouse is filing with you. Fill in 0 below.	
<input type="checkbox"/> You are married and your spouse is not filing with you.	
Fill in the amount of the income listed in line 11, Column B, that was NOT regularly paid for the household expenses of you or your dependents, such as payment of the spouse's tax liability or the spouse's support of someone other than you or your dependents. Below, specify the basis for excluding this income and the amount of income devoted to each purpose. If necessary, list additional adjustments on a separate page.	
If this adjustment does not apply, enter 0 below.	
.....	\$
.....	\$
.....	+\$
Total	\$ 0.00
	Copy here=> - 0.00
14. Your current monthly income. Subtract line 13 from line 12.	\$ 0.00
15. Calculate your current monthly income for the year. Follow these steps:	
15a. Copy line 14 here=>	\$ 0.00

Multiply line 15a by 12 (the number of months in a year).

x 12

15b. The result is your current monthly income for the year for this part of the form.

\$ **0.00****16. Calculate the median family income that applies to you.** Follow these steps:

16a. Fill in the state in which you live.

PA

16b. Fill in the number of people in your household.

1

16c. Fill in the median family income for your state and size of household.

\$ **66,923.00**

To find a list of applicable median income amounts, go online using the link specified in the separate instructions for this form. This list may also be available at the bankruptcy clerk's office.

17. How do the lines compare?

- 17a. ☒ Line 15b is less than or equal to line 16c. On the top of page 1 of this form, check box 1, *Disposable income is not determined under 11 U.S.C. § 1325(b)(3)*. **Go to Part 3.** Do NOT fill out *Calculation of Your Disposable Income* (Official Form 122C-2).
- 17b. ☐ Line 15b is more than line 16c. On the top of page 1 of this form, check box 2, *Disposable income is determined under 11 U.S.C. § 1325(b)(3)*. **Go to Part 3 and fill out Calculation of Your Disposable Income (Official Form 122C-2).** On line 39 of that form, copy your current monthly income from line 14 above.

Part 3: Calculate Your Commitment Period Under 11 U.S.C. § 1325(b)(4)18. Copy your total average monthly income from line 11 \$ **0.00**19. **Deduct the marital adjustment if it applies.** If you are married, your spouse is not filing with you, and you contend that calculating the commitment period under 11 U.S.C. § 1325(b)(4) allows you to deduct part of your spouse's income, copy the amount from line 13.

19a. If the marital adjustment does not apply, fill in 0 on line 19a.

-\$ **0.00**

19b. Subtract line 19a from line 18.

\$ **0.00****20. Calculate your current monthly income for the year.** Follow these steps:

20a. Copy line 19b

\$ **0.00**

Multiply by 12 (the number of months in a year).

x 12

20b. The result is your current monthly income for the year for this part of the form

\$ **0.00**

20c. Copy the median family income for your state and size of household from line 16c

\$ **66,923.00****21. How do the lines compare?**

- ☒ Line 20b is less than line 20c. Unless otherwise ordered by the court, on the top of page 1 of this form, check box 3, *The commitment period is 3 years*. Go to Part 4.
- ☐ Line 20b is more than or equal to line 20c. Unless otherwise ordered by the court, on the top of page 1 of this form, check box 4, *The commitment period is 5 years*. Go to Part 4.

Part 4: Sign Below

By signing here, under penalty of perjury I declare that the information on this statement and in any attachments is true and correct.

X /s/ Alan Dwayne Fritz**Alan Dwayne Fritz**

Signature of Debtor 1

Date **November 15, 2024**

MM / DD / YYYY

If you checked 17a, do NOT fill out or file Form 122C-2.

If you checked 17b, fill out Form 122C-2 and file it with this form. On line 39 of that form, copy your current monthly income from line 14 above.

Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy (Form 2010)

This notice is for you if:

You are an individual filing for bankruptcy,
and

Your debts are primarily consumer debts.
Consumer debts are defined in 11 U.S.C.
§ 101(8) as "incurred by an individual
primarily for a personal, family, or
household purpose."

The types of bankruptcy that are available to individuals

Individuals who meet the qualifications may file under
one of four different chapters of Bankruptcy Code:

Chapter 7 - Liquidation

Chapter 11 - Reorganization

Chapter 12 - Voluntary repayment plan
for family farmers or
fishermen

Chapter 13 - Voluntary repayment plan
for individuals with regular
income

**You should have an attorney review your
decision to file for bankruptcy and the choice of
chapter.**

Chapter 7: Liquidation

\$245	filing fee
\$78	administrative fee
+	\$15 trustee surcharge
\$338	total fee

Chapter 7 is for individuals who have financial
difficulty preventing them from paying their debts
and who are willing to allow their non-exempt
property to be used to pay their creditors. The
primary purpose of filing under chapter 7 is to have
your debts discharged. The bankruptcy discharge
relieves you after bankruptcy from having to pay
many of your pre-bankruptcy debts. Exceptions exist
for particular debts, and liens on property may still
be enforced after discharge. For example, a creditor
may have the right to foreclose a home mortgage or
repossess an automobile.

However, if the court finds that you have committed
certain kinds of improper conduct described in the
Bankruptcy Code, the court may deny your
discharge.

You should know that even if you file chapter 7 and
you receive a discharge, some debts are not
discharged under the law. Therefore, you may still
be responsible to pay:

most taxes;

most student loans;

domestic support and property settlement
obligations;

most fines, penalties, forfeitures, and criminal restitution obligations; and

certain debts that are not listed in your bankruptcy papers.

You may also be required to pay debts arising from:

fraud or theft;

fraud or defalcation while acting in breach of fiduciary capacity;

intentional injuries that you inflicted; and

death or personal injury caused by operating a motor vehicle, vessel, or aircraft while intoxicated from alcohol or drugs.

If your debts are primarily consumer debts, the court can dismiss your chapter 7 case if it finds that you have enough income to repay creditors a certain amount. You must file *Chapter 7 Statement of Your Current Monthly Income* (Official Form 122A-1) if you are an individual filing for bankruptcy under chapter 7. This form will determine your current monthly income and compare whether your income is more than the median income that applies in your state.

If your income is not above the median for your state, you will not have to complete the other chapter 7 form, the *Chapter 7 Means Test Calculation* (Official Form 122A-2).

If your income is above the median for your state, you must file a second form—the *Chapter 7 Means Test Calculation* (Official Form 122A-2). The calculations on the form—sometimes called the *Means Test*—deduct from your income living expenses and payments on certain debts to determine any amount available to pay unsecured creditors. If

your income is more than the median income for your state of residence and family size, depending on the results of the *Means Test*, the U.S. trustee, bankruptcy administrator, or creditors can file a motion to dismiss your case under § 707(b) of the Bankruptcy Code. If a motion is filed, the court will decide if your case should be dismissed. To avoid dismissal, you may choose to proceed under another chapter of the Bankruptcy Code.

If you are an individual filing for chapter 7 bankruptcy, the trustee may sell your property to pay your debts, subject to your right to exempt the property or a portion of the proceeds from the sale of the property. The property, and the proceeds from property that your bankruptcy trustee sells or liquidates that you are entitled to, is called *exempt property*. Exemptions may enable you to keep your home, a car, clothing, and household items or to receive some of the proceeds if the property is sold.

Exemptions are not automatic. To exempt property, you must list it on *Schedule C: The Property You Claim as Exempt* (Official Form 106C). If you do not list the property, the trustee may sell it and pay all of the proceeds to your creditors.

Chapter 11: Reorganization

	\$1,167	filing fee
+	\$571	administrative fee
	\$1,738	total fee

Chapter 11 is often used for reorganizing a business, but is also available to individuals. The provisions of chapter 11 are too complicated to summarize briefly.

Read These Important Warnings

Because bankruptcy can have serious long-term financial and legal consequences, including loss of your property, you should hire an attorney and carefully consider all of your options before you file. Only an attorney can give you legal advice about what can happen as a result of filing for bankruptcy and what your options are. If you do file for bankruptcy, an attorney can help you fill out the forms properly and protect you, your family, your home, and your possessions.

Although the law allows you to represent yourself in bankruptcy court, you should understand that many people find it difficult to represent themselves successfully. The rules are technical, and a mistake or inaction may harm you. If you file without an attorney, you are still responsible for knowing and following all of the legal requirements.

You should not file for bankruptcy if you are not eligible to file or if you do not intend to file the necessary documents.

Bankruptcy fraud is a serious crime; you could be fined and imprisoned if you commit fraud in your bankruptcy case. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Chapter 12: Repayment plan for family farmers or fishermen

	\$200	filing fee
+	\$78	administrative fee
	\$278	total fee

Similar to chapter 13, chapter 12 permits family farmers and fishermen to repay their debts over a period of time using future earnings and to discharge some debts that are not paid.

Chapter 13: Repayment plan for individuals with regular income

	\$235	filing fee
+	\$78	administrative fee
	\$313	total fee

Chapter 13 is for individuals who have regular income and would like to pay all or part of their debts in installments over a period of time and to discharge some debts that are not paid. You are eligible for chapter 13 only if your debts are not more than certain dollar amounts set forth in 11 U.S.C. § 109.

Under chapter 13, you must file with the court a plan to repay your creditors all or part of the money that you owe them, usually using your future earnings. If the court approves your plan, the court will allow you to repay your debts, as adjusted by the plan, within 3 years or 5 years, depending on your income and other factors.

After you make all the payments under your plan, many of your debts are discharged. The debts that are not discharged and that you may still be responsible to pay include:

domestic support obligations,

most student loans,

certain taxes,

debts for fraud or theft,

debts for fraud or defalcation while acting in a fiduciary capacity,

most criminal fines and restitution obligations,

certain debts that are not listed in your bankruptcy papers,

certain debts for acts that caused death or personal injury, and

certain long-term secured debts.

Warning: File Your Forms on Time

Section 521(a)(1) of the Bankruptcy Code requires that you promptly file detailed information about your creditors, assets, liabilities, income, expenses and general financial condition. The court may dismiss your bankruptcy case if you do not file this information within the deadlines set by the Bankruptcy Code, the Bankruptcy Rules, and the local rules of the court.

For more information about the documents and their deadlines, go to:
<http://www.uscourts.gov/forms/bankruptcy-forms>

Bankruptcy crimes have serious consequences

If you knowingly and fraudulently conceal assets or make a false oath or statement under penalty of perjury—either orally or in writing—in connection with a bankruptcy case, you may be fined, imprisoned, or both.

All information you supply in connection with a bankruptcy case is subject to examination by the Attorney General acting through the Office of the U.S. Trustee, the Office of the U.S. Attorney, and other offices and employees of the U.S. Department of Justice.

Make sure the court has your mailing address

The bankruptcy court sends notices to the mailing address you list on *Voluntary Petition for Individuals Filing for Bankruptcy* (Official Form 101). To ensure that you receive information about your case, Bankruptcy Rule 4002 requires that you notify the court of any changes in your address.

A married couple may file a bankruptcy case together—called a *joint case*. If you file a joint case and each spouse lists the same mailing address on the bankruptcy petition, the bankruptcy court generally will mail you and your spouse one copy of each notice, unless you file a statement with the court asking that each spouse receive separate copies.

Understand which services you could receive from credit counseling agencies

The law generally requires that you receive a credit counseling briefing from an approved credit counseling agency. 11 U.S.C. § 109(h). If you are filing a joint case, both spouses must receive the briefing. With limited exceptions, you must receive it within the 180 days **before** you file your bankruptcy petition. This briefing is usually conducted by telephone or on the Internet.

In addition, after filing a bankruptcy case, you generally must complete a financial management instructional course before you can receive a discharge. If you are filing a joint case, both spouses must complete the course.

You can obtain the list of agencies approved to provide both the briefing and the instructional course from:
<http://www.uscourts.gov/services-forms/bankruptcy/credit-counseling-and-debtor-education-courses>.

In Alabama and North Carolina, go to:
<http://www.uscourts.gov/services-forms/bankruptcy/credit-counseling-and-debtor-education-courses>.

If you do not have access to a computer, the clerk of the bankruptcy court may be able to help you obtain the list.

United States Bankruptcy Court
Middle District of Pennsylvania

In re Alan Dwayne Fritz

Debtor(s)

Case No.

Chapter

13

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>see 5d below</u>
Prior to the filing of this statement I have received	\$	<u>1,102.00</u>
Balance Due	\$	<u>see 5d below</u>

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

(Lodestar) SUPPLEMENT TO NUMBER 1, ABOVE:

Debtor's counsel will keep a record of all time invested in this case by counsel and paralegals. The hourly rate for Debtor's counsel is \$345.00 per hour, associates time at \$285.00 per hour and paralegal time at \$175.00 per hour. These hourly rates are subject to revision at the end of each calendar year.

In addition to fees, Debtor(s) will be responsible for expenses, including photo copying, travel (where applicable), postage, court costs, filing fees, and similar expenses which are incurred by counsel in the course of performing services for the Debtor(s).

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

None

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

Date

/s/ Gary J. Imblum

Gary J. Imblum

Signature of Attorney

Imblum Law Offices PC

4615 Derry Street

Harrisburg, PA 17111

717-238-5250 Fax: 717-558-8990

gary.imblum@imblumlaw.com

Name of law firm

**United States Bankruptcy Court
Middle District of Pennsylvania**

In re **Alan Dwayne Fritz**

Debtor(s)

Case No. **1:24-bk-02554**

Chapter **13**

VERIFICATION OF CREDITOR MATRIX

The above-named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date: **November 15, 2024**

/s/ Alan Dwayne Fritz

Alan Dwayne Fritz

Signature of Debtor